

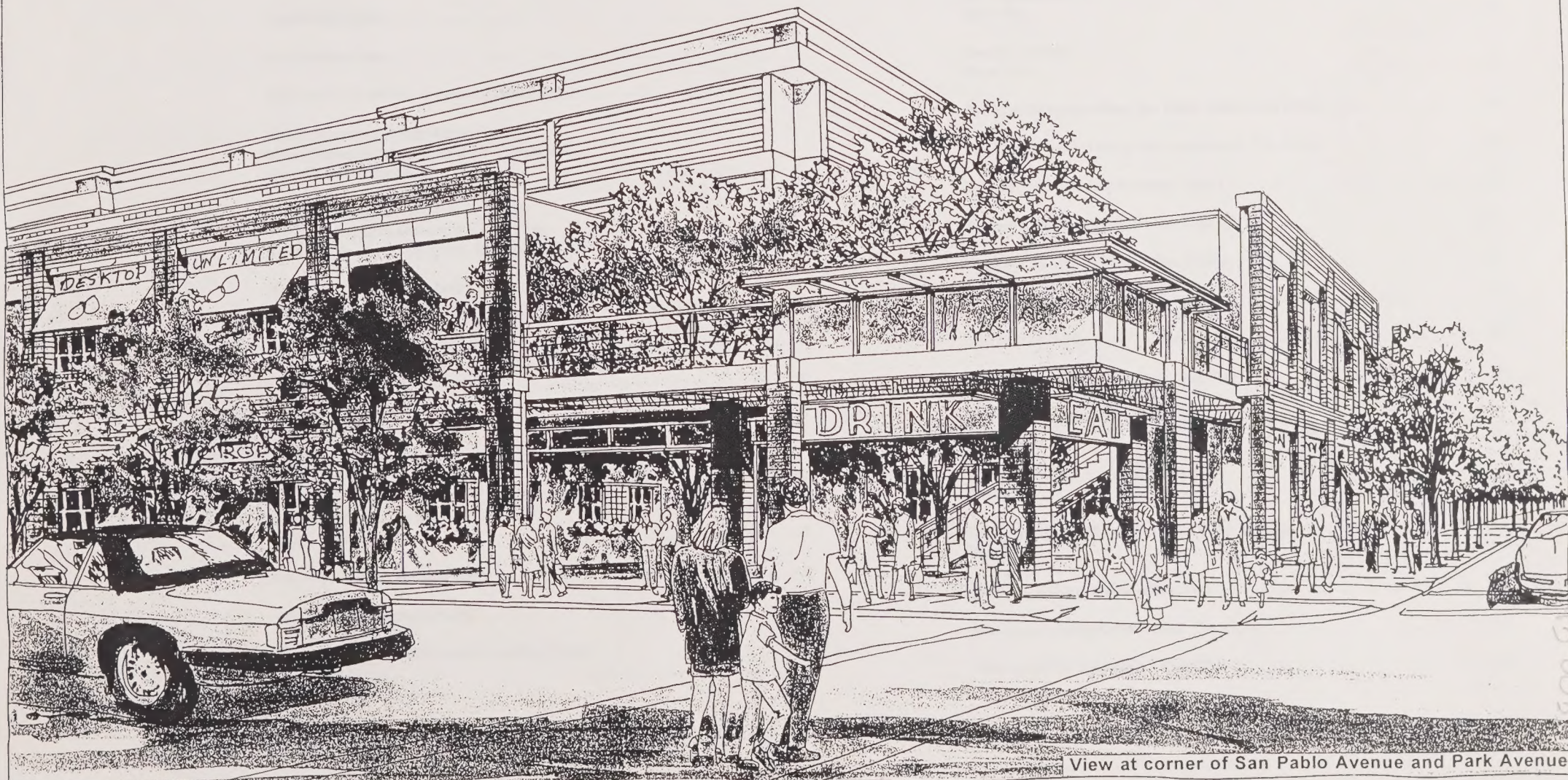
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UNIVERSITY OF CALIFORNIA



EMERYVILLE MEDICAL CENTER PRELIMINARY DEVELOPMENT PLAN

October 1994



View at corner of San Pablo Avenue and Park Avenue

EMERYVILLE MEDICAL CENTER
PRELIMINARY DEVELOPMENT PLAN
October 1994

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PROJECT DESCRIPTION

The proposed Kaiser Permanente Medical Center in Emeryville (the "Project") will be one of the finest health care institutions in the Bay Area. The hospital itself will offer the full range of state-of-the-art clinical diagnostic and treatment services for inpatients and outpatients, providing primary care in all medical specialties. The medical center also provides specialized tertiary services to Kaiser members in the greater Bay Area.

The location of the medical office buildings and the hospital on one campus reflects Kaiser Permanente's long established practice of stressing outpatient care and the cost effectiveness of sharing expensive diagnostic and treatment facilities between outpatient and inpatient care. A Health Education Center will be available to the entire community. This center will have audio-visual educational materials, a library, and a health care products store. The center will also provide a broad array of educational programs both days and evenings.

Location. The medical center project site's central location and proximity to major freeways and other transportation arteries, make it ideally situated to provide convenient health care services to Kaiser members in the regional service area.

INITIAL DEVELOPMENT TIMELINE

Phase One. Site preparation will begin in 1995 with construction of the first phase of the hospital to begin in early 1996 and to be completed in mid-1999. The construction of the medical office buildings will also be completed by 1999. A more detailed overview of Phase 1 follows:

- **Hospital.** The initial phase of the hospital is planned to be approximately 520,000 square feet, five stories in height and will initially support up to 292 beds. The hospital will include nursing units, clinical support departments and administrative support. The hospital will operate 24 hours a day.
- **Medical Office Buildings.** The initial development of the medical office buildings will be a complex of several buildings, three to five stories each, plus an equipment penthouse. Total area of the medical office buildings to be constructed during Phase 1 will be approximately 415,000 square feet. The buildings will accommodate up to 275 physicians and other health care providers.
- **Central Utility Plant.** The central utility plant is likely to be a three story building of approximately 20,000 square feet in size.
- **"Liner" Buildings.** Retail and office uses are proposed to be located at the perimeter of the site along Hollis Street, Park Avenue, San Pablo Avenue and portions of 45th Street. These buildings will line the parking structures and medical office buildings. They will provide up to 50,000 square feet of pedestrian oriented uses which could include small food markets, restaurants, apparel stores, specialty stores and business offices.
- **Parking.** Combination of surface and structured parking for approximately 2,600 cars will be provided in Phase 1.

FUTURE CAMPUS DEVELOPMENT

Based on future membership growth and needs, the final buildout of the medical center is likely to involve approximately 533,000 additional square feet (bringing the campus to approximately 1,563,000 square feet). The final buildout will be constructed in phases and will involve the following:

- **Hospital.** Buildout of the hospital will likely involve up to an additional 245,000 square feet (bringing the hospital total to approximately 765,000 square feet). This may occur in several phases as addition to the hospital are made to respond to functional needs over time. Ancillary departments

KAISER EMERYVILLE MEDICAL CENTER

or beds may be added (to a maximum of 450 beds).

- **Medical Office Buildings.** By buildout, additional medical office buildings could be constructed to add up to approximately 260,000 square feet, bringing the total to approximately 675,000. The number of physicians/providers to be accommodated by the medical office building could increase to a maximum of 450.
- **Central Utility Plant.** By buildout, the central utility plant may be expanded (from approximately 20,000 square feet to 40,000 square feet) to accommodate additional development.
- **"Liner" Buildings.** Approximately 8,000 additional square feet of pedestrian oriented space could be included along the street edges of the campus buildout.
- **Parking.** By buildout, space will be available for approximately 3,600 cars.

ARCHITECTURAL DESIGN CONCEPT

The architectural design of the medical center campus will respond to the character of the existing neighborhood as much as possible. In particular, this will occur at the pedestrian level around the perimeter of the site. As directed in the Urban Design Guidelines, two-story liner buildings are proposed at the sidewalk edge along most of the site perimeter, with the taller parking structure and medical office buildings set behind. The four to five-story hospital is set back from the sidewalk edge along Park Avenue and 45th Street. At these locations, two-story "Urban Frames" are introduced at the sidewalk edge to continue the facade presented by the liner buildings. This will define the street edge, and will be in scale with brick warehouse buildings located across Park Avenue. The architecture of the liner buildings and the "urban frame" in front of the hospital building, will resemble the industrial character of the buildings located in this area of Emeryville. Brick materials, in simple masses, and exposed structural frames are proposed for the liner buildings and the urban frame. The facade of the liner building is proposed as an "armature" composed of these simple brick masses and structural frames. The functions which then locate within this frame can articulate and personalize their particular frame as needed.

The architecture of the hospital building and medical office buildings is simple, and also tries to mimic the existing neighborhood character. The exterior materials will be primarily a stucco type material with large punched openings for the windows. Exterior structural braces will be exposed on the hospital buildings. These buildings will be primarily a light neutral color. Corrugated surfaces, in small areas, will add interest to the buildings. These corrugated surfaces also resemble materials used in the neighborhood. The facades of the parking structure, along San Pablo and Hollis behind the liner buildings, will be articulated so that it appears as several buildings instead of one continuous structure.

LANDSCAPE DESIGN CONCEPT

The proposed Kaiser Medical Center shall project an image of welcome and be an integral part of the Emeryville/East Bay community. To the extent possible, the site landscaping design will provide for mixed use, as well as accommodations for Kaiser's staff and patients.

The site/landscape improvements for the new Kaiser campus provide the interface that will connect the campus to the surrounding Emeryville community. These components need to respect both the history of Emeryville and its future. Materials such as brick, concrete, steel and precast stone will link Emeryville's industrial past with its future. Sculpture, historic fragments and other public art elements will be designed and selected as integral components of the landscape design.

The landscape treatment will seek to reinforce the urban character of the site and the buildings. At the same time, the landscape will define the transition from large building to a human scale.

REPORT OF THE BOARD OF DIRECTORS

FOR THE YEAR ENDING 1964

The Board of Directors of the Corporation has the honor to submit herewith its report for the year ending 1964. During the year, the Corporation has continued its policy of expansion and development, and has achieved significant progress in its various fields of activity.

The Corporation's operations have been characterized by a steady increase in production and sales, and by a continued commitment to research and development. The Board is proud of the achievements of the Corporation's management and staff, and is confident that the Corporation is well positioned for continued growth and success in the future.

The Board of Directors has also been concerned with the Corporation's financial performance, and has taken steps to ensure that the Corporation's financial position remains strong and sound. The Board is pleased to report that the Corporation's financial performance has been excellent throughout the year.

The Board of Directors is confident that the Corporation's future is bright, and is committed to continuing its policy of expansion and development.

FINANCIAL STATEMENTS

The Corporation's financial statements for the year ending 1964 are presented on the following pages. These statements are prepared in accordance with the generally accepted accounting principles, and are subject to audit by independent accountants. The Board of Directors has reviewed these statements, and is satisfied that they present a true and accurate picture of the Corporation's financial position and performance for the year ending 1964.

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MANAGEMENT DISCUSSION

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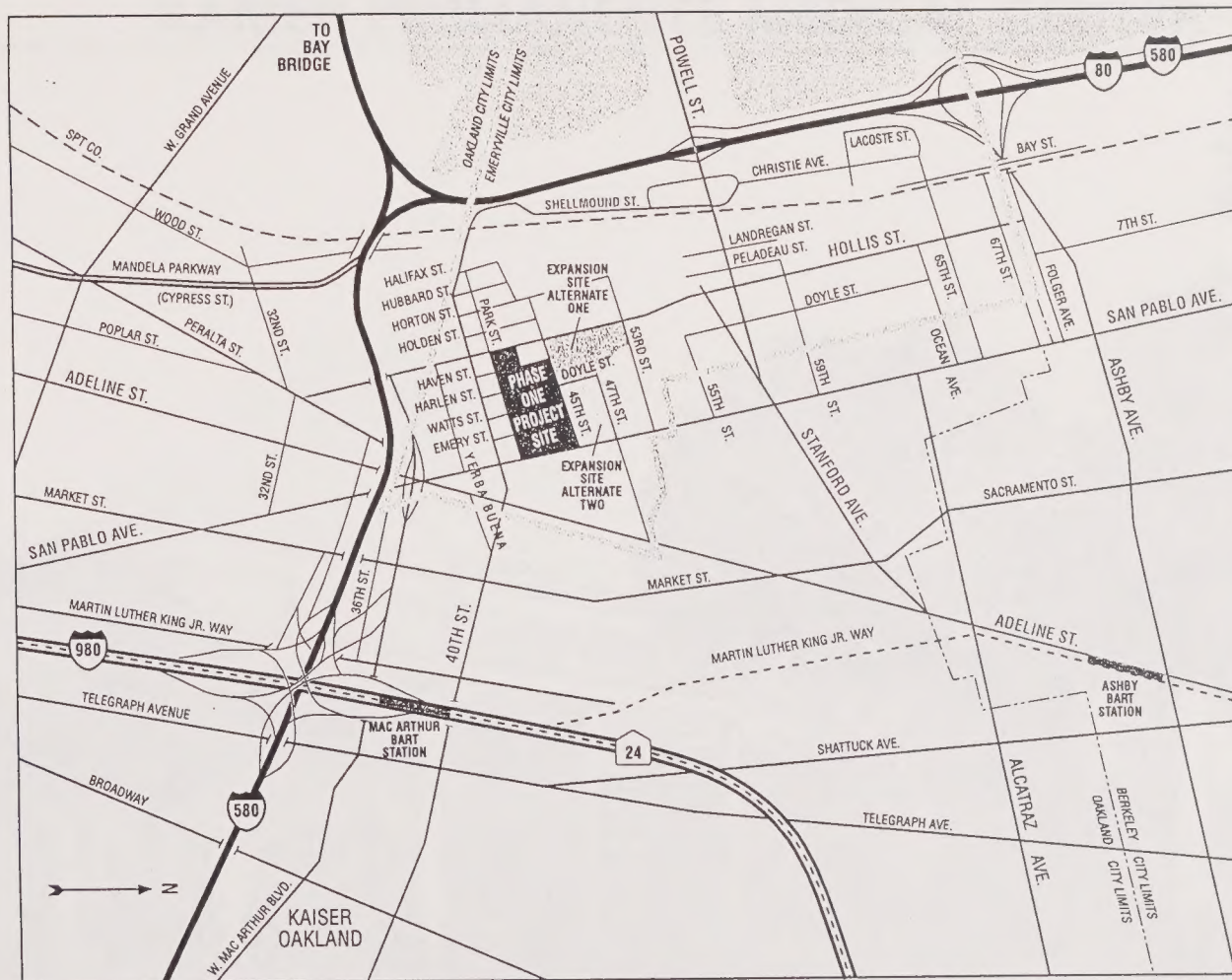
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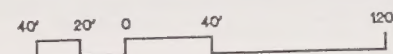
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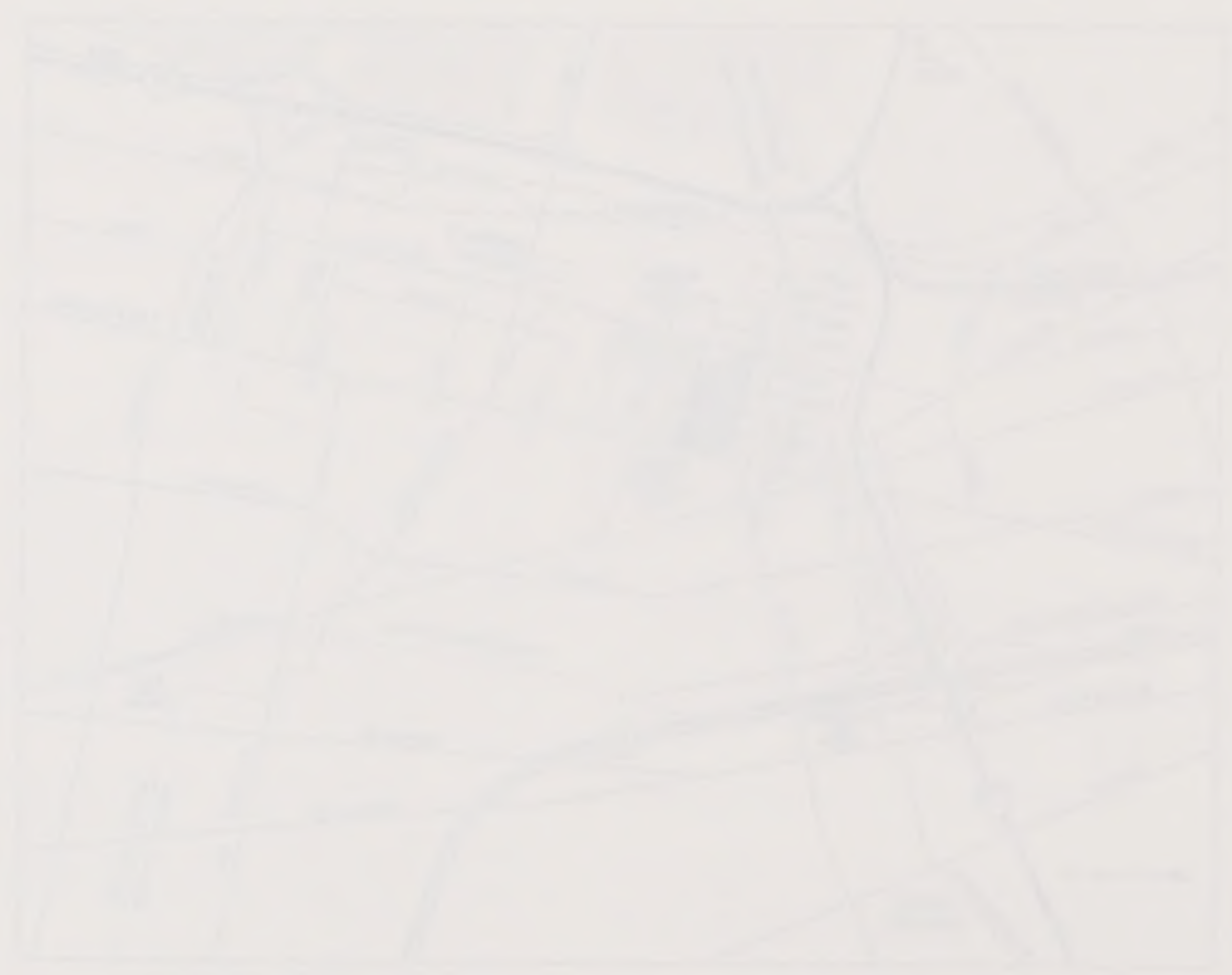


PRELIMINARY DEVELOPMENT PLAN
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
 SITE LOCATION MAP
 PHASE ONE

N

SMP / DMJM
 28 SEPTEMBER 1994



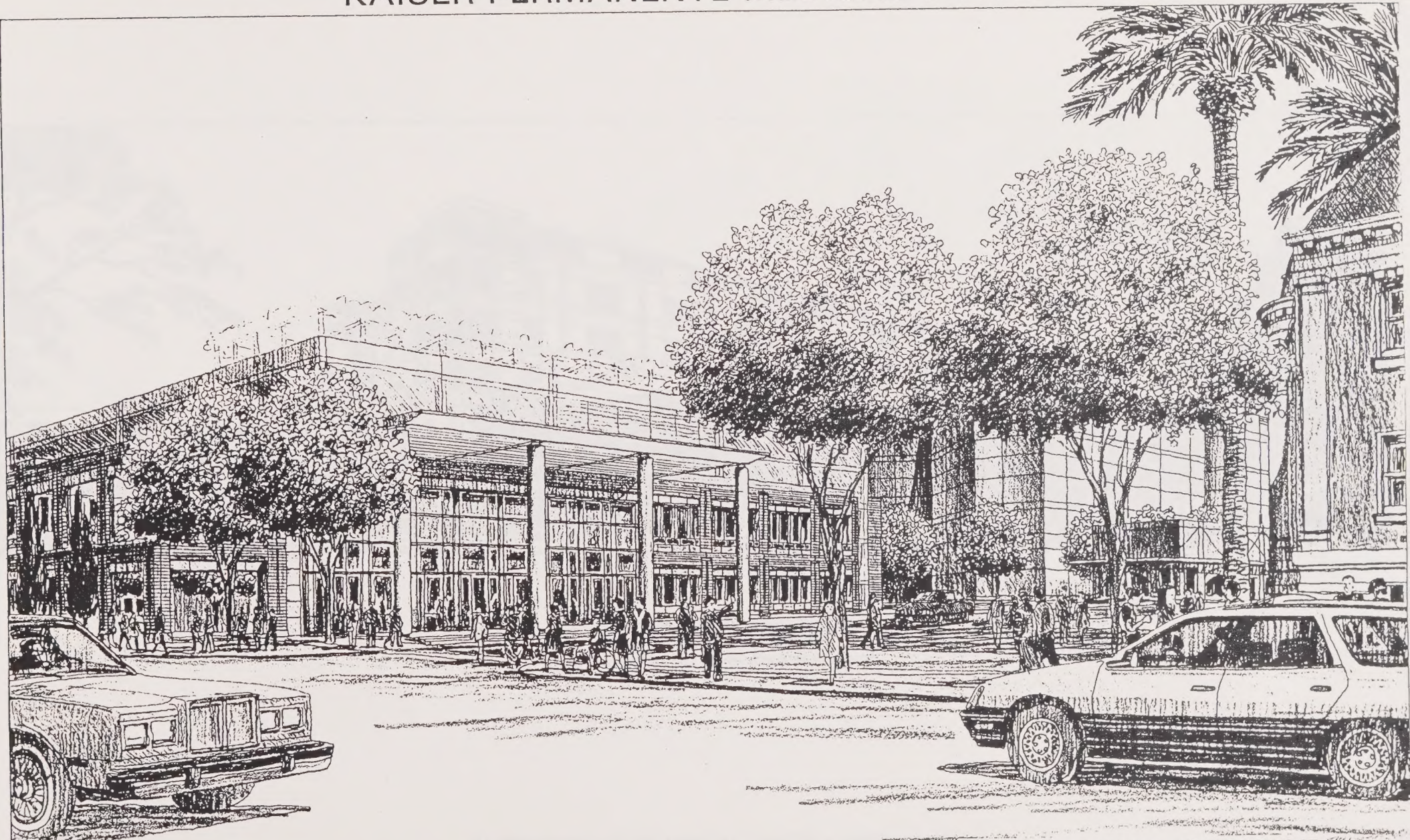


KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
HALL 001
STATION 001

7-1-13

SEE PAGE 002

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

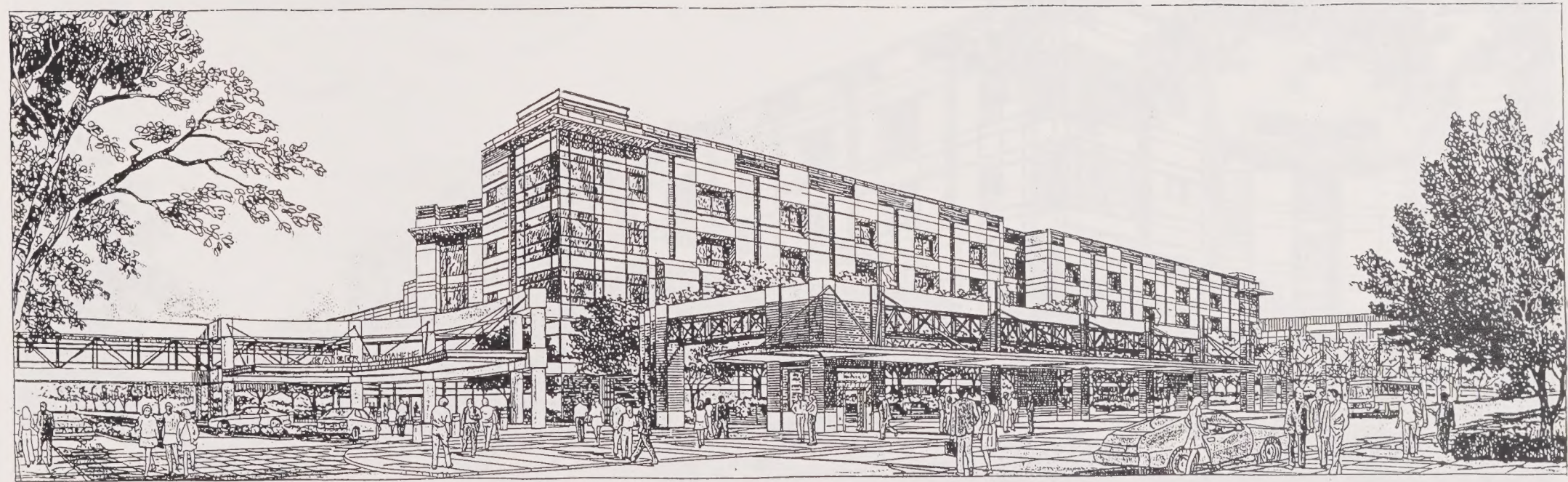


CRUSSELL 94

VIEW AT CORNER OF PARK AVE. AND HOLLIS ST.

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE





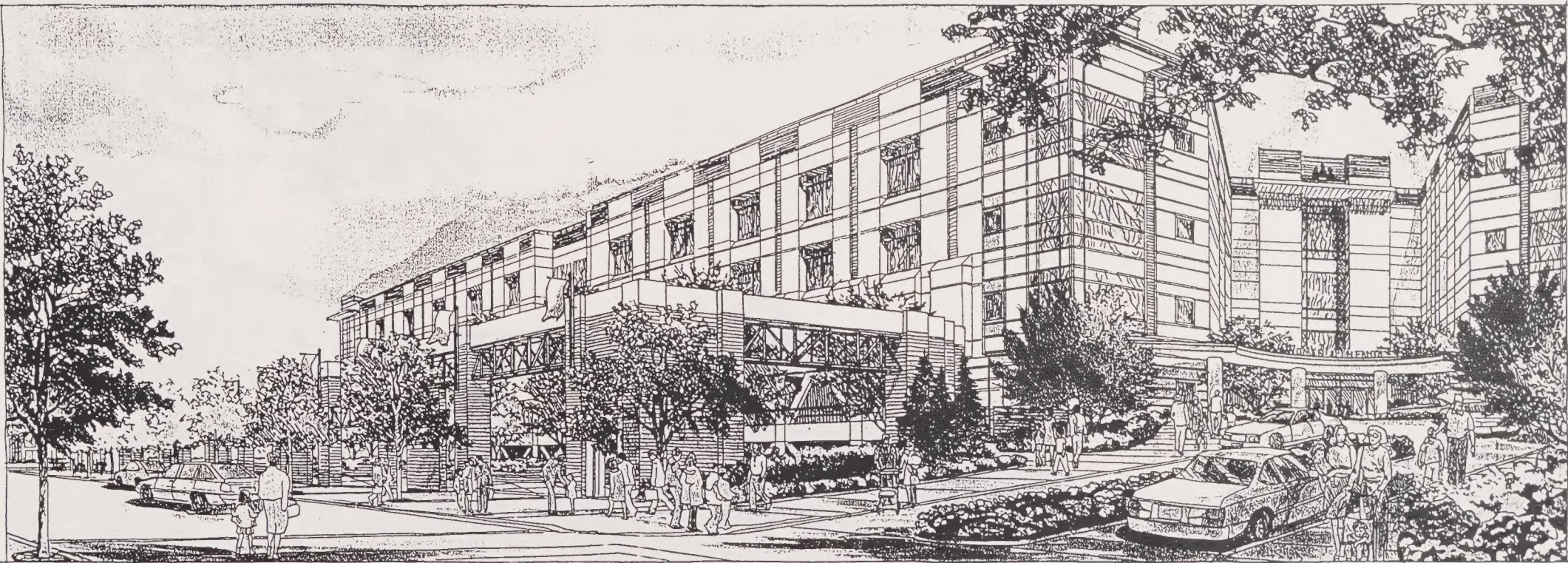
*Artist's rendering of Park Avenue Facade,
Main Hospital Entrance (at left)
from Park Avenue and Haven Street looking east*

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SNP / DMJM

28 SEPTEMBER 1994





*Artist's rendering of Park Avenue Facade,
Women and Infants Services Entrance (at right)
From Park Avenue near Watts Street, looking west*

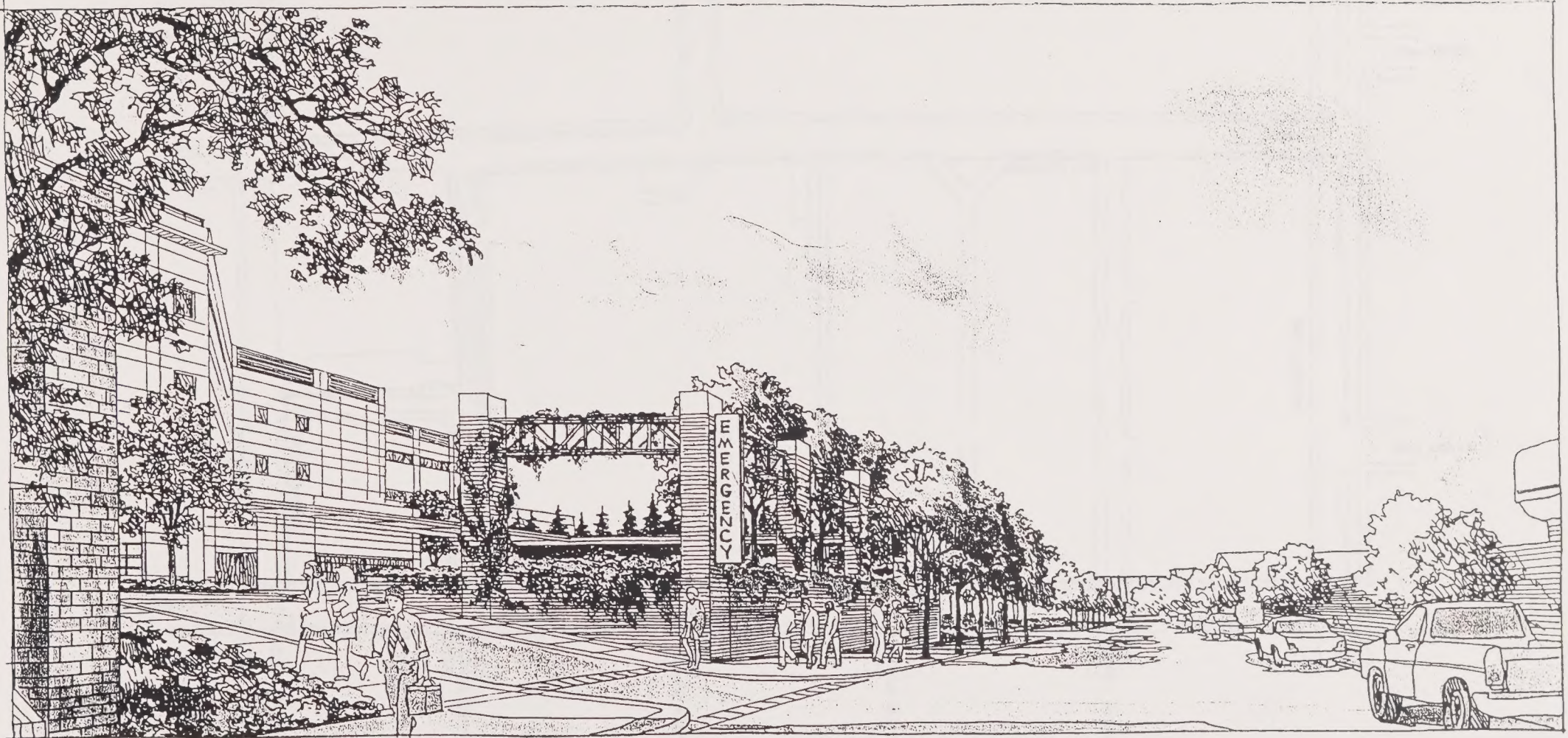
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SMP / DMJM

26 SEPTEMBER 1994



THE UNIVERSITY OF MICHIGAN LIBRARY
ANN ARBOR, MICHIGAN
1911



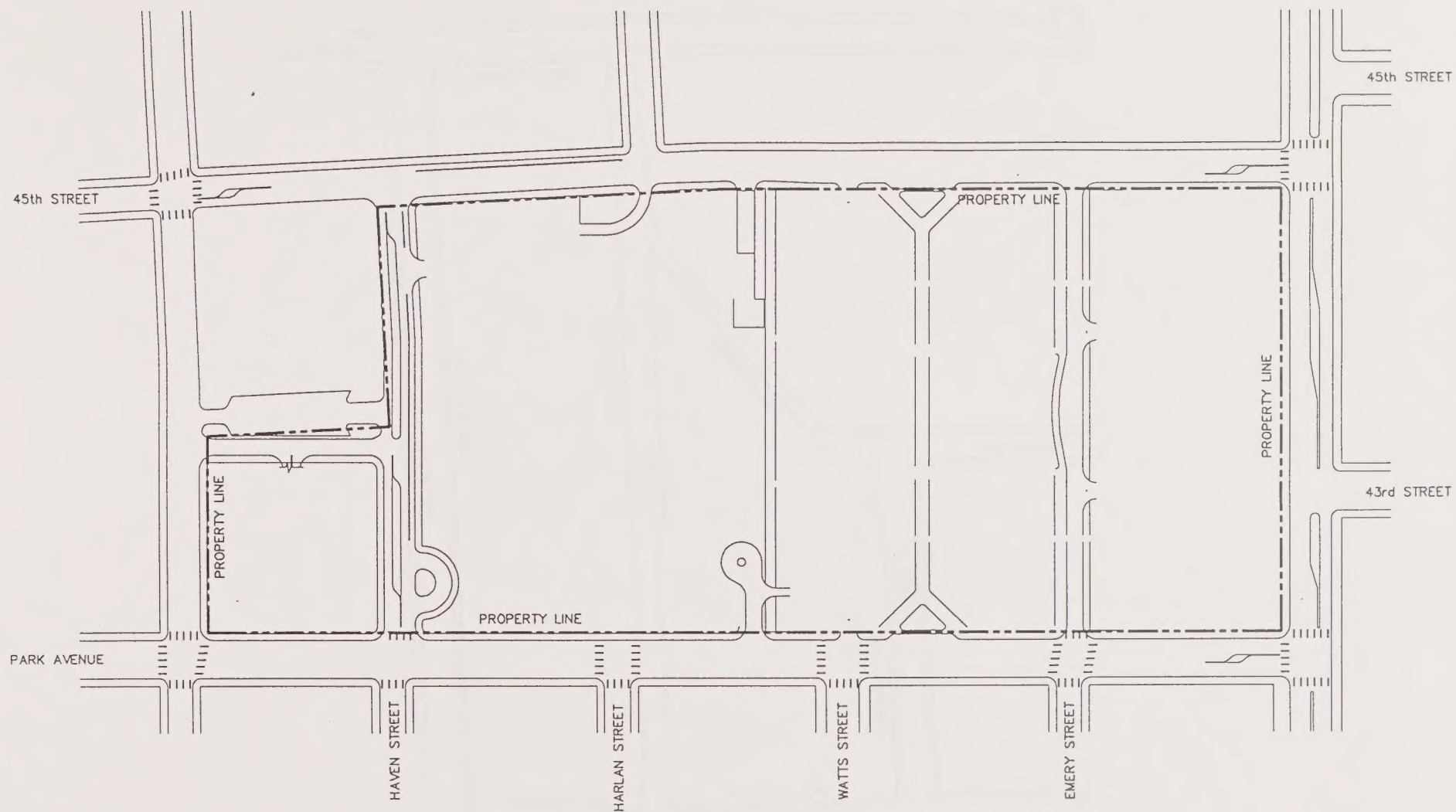
*Artist's rendering of Emergency Entrance from
45th Street near Doyle looking west*

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SMP / DMJM

28 SEPTEMBER 1994

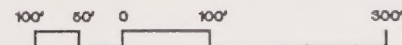




PRELIMINARY DEVELOPMENT PLAN
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
 SITE PLAN - BOUNDARIES
 PHASE ONE

N

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 26 SEPTEMBER 1994





ALGER PERMANENTE MEDICAL CENTER - BERRYVILLE
1000 W. 10TH ST. - BERRYVILLE, MO. 64601
761-7111



PRELIMINARY DEVELOPMENT PLAN

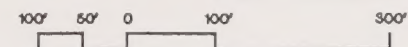
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SITE PLAN - BOUNDARIES

FUTURE PHASE

N

SMP / DMJM
26 SEPTEMBER 1984





Kaiser Permanente Medical Center - Emeryville
Site Plan - Building
Preliminary Development Plan

DATE: 1/1/80
BY: [illegible]
[illegible]



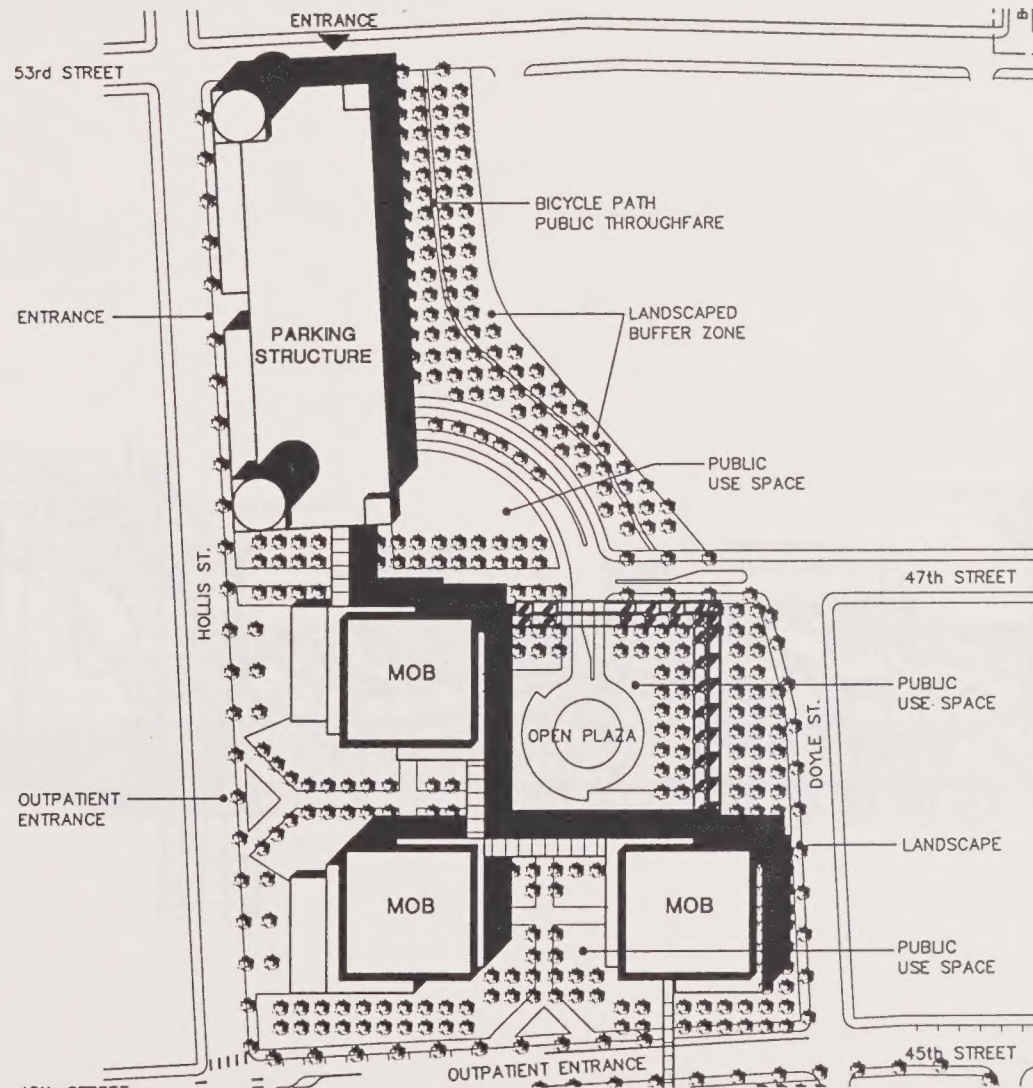
KLING STUBBINS ARCHITECTS
KANSAS PERMANENTE MEDICAL CENTER - BERRYVILLE
SHEET 100 - 1000

100-1000

KLING STUBBINS
ARCHITECTS



KAISER PERMANENTE MEDICAL CENTER - EVERETT
FLOOR PLAN - 1ST FLOOR
DATE: 10/1/00



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE SITE PLAN - PUBLIC USE SPACES FUTURE PHASE

LIGHTING CONCEPT: LOW MAST LIGHTING OF PEDESTRIAN ACCESSIBLE AREAS AT APPROX. 1 TO 1.5 FOOT-CANDLES
INTERIOR LIGHTING OF PARKING STRUCTURES AT APPROX. 5 FOOT-CANDLES

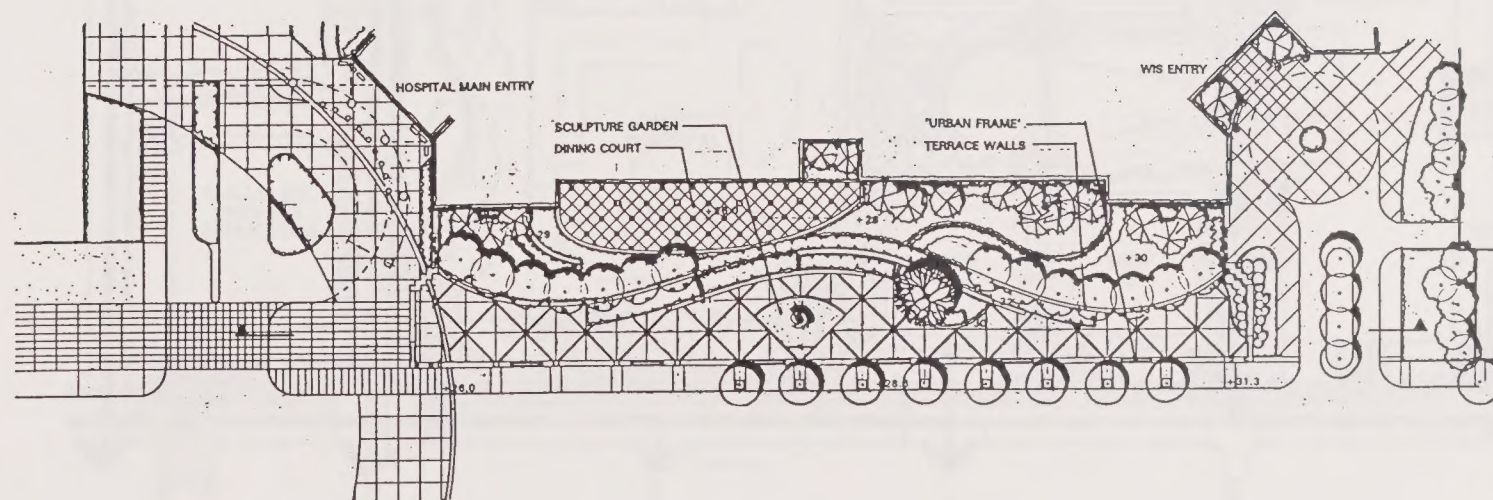
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SMP / DMJM
26 SEPTEMBER 1994

100' 50' 0 100' 300'



THE UNIVERSITY OF MICHIGAN
KANSER FORMATIVE MEDICAL CENTER - ANN ARBOR
ANN ARBOR, MICHIGAN 48106-0000
ANN ARBOR, MICHIGAN 48106-0000
ANN ARBOR, MICHIGAN 48106-0000

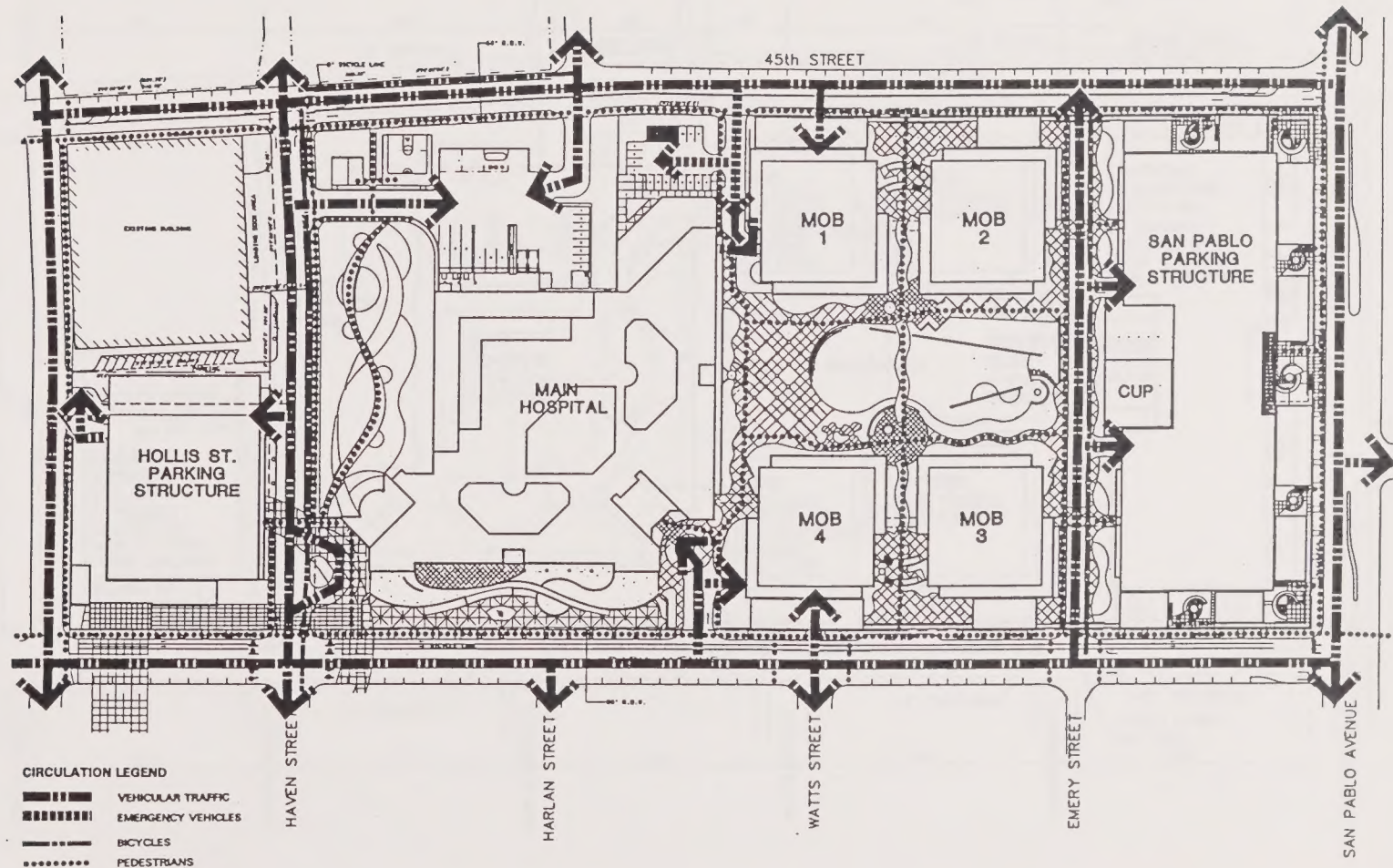


PRELIMINARY DEVELOPMENT PLAN
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
 PARTIAL SITE PLAN AT HOSPITAL ENTRY PHASE ONE

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 26 SEPTEMBER 1994

40' 20' 0 40' 120'



PRELIMINARY DEVELOPMENT PLAN

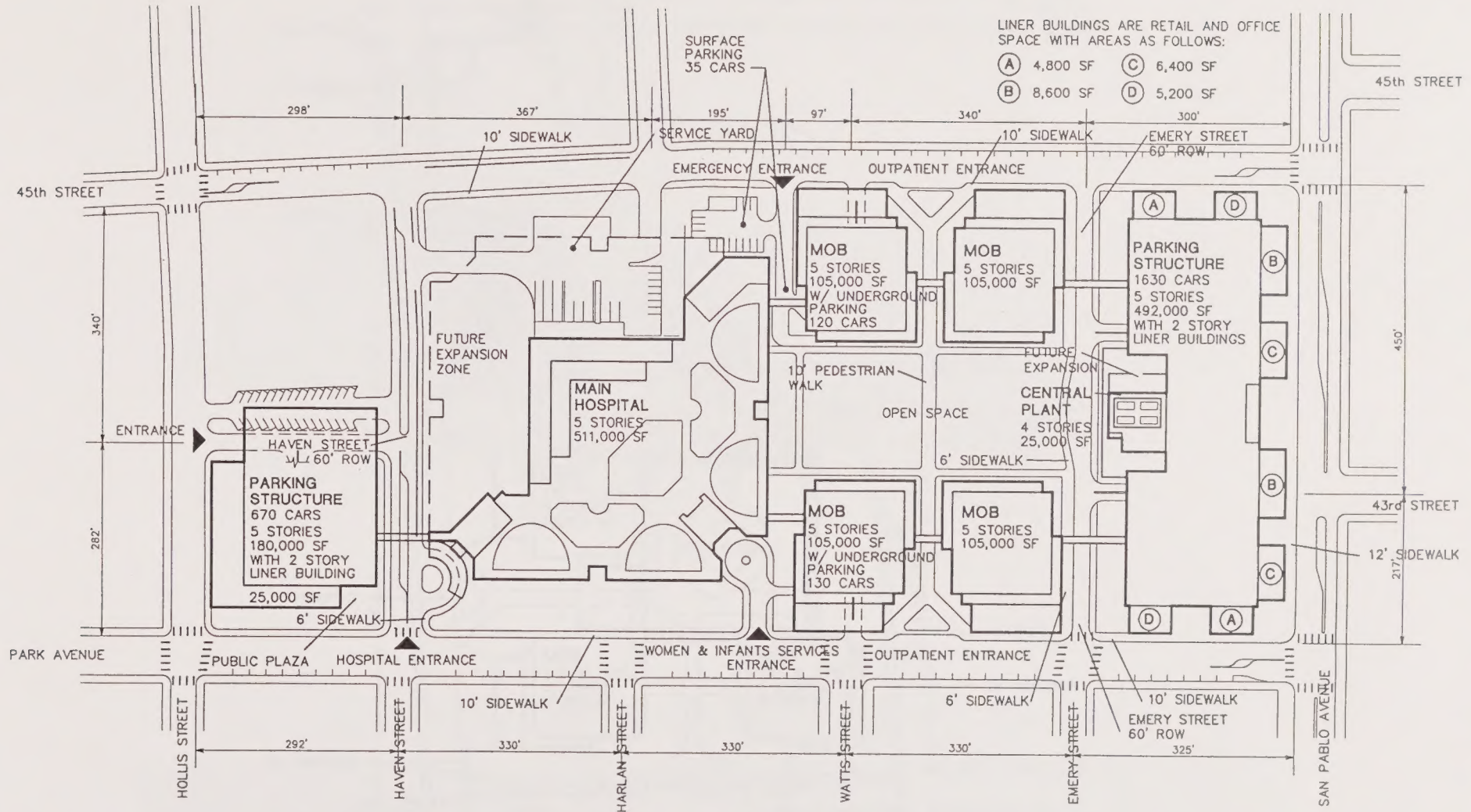
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SITE PLAN - CIRCULATION CONCEPT PHASE ONE

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100' 60' 0 100' 300'



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

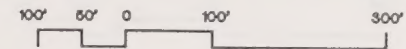
SITE PLAN - STREETS AND SIDEWALKS/ BUILDING SIZES

PHASE ONE

NOTE: ALL LOCATIONS AND DIMENSIONS ARE PRELIMINARY AND APPROXIMATE

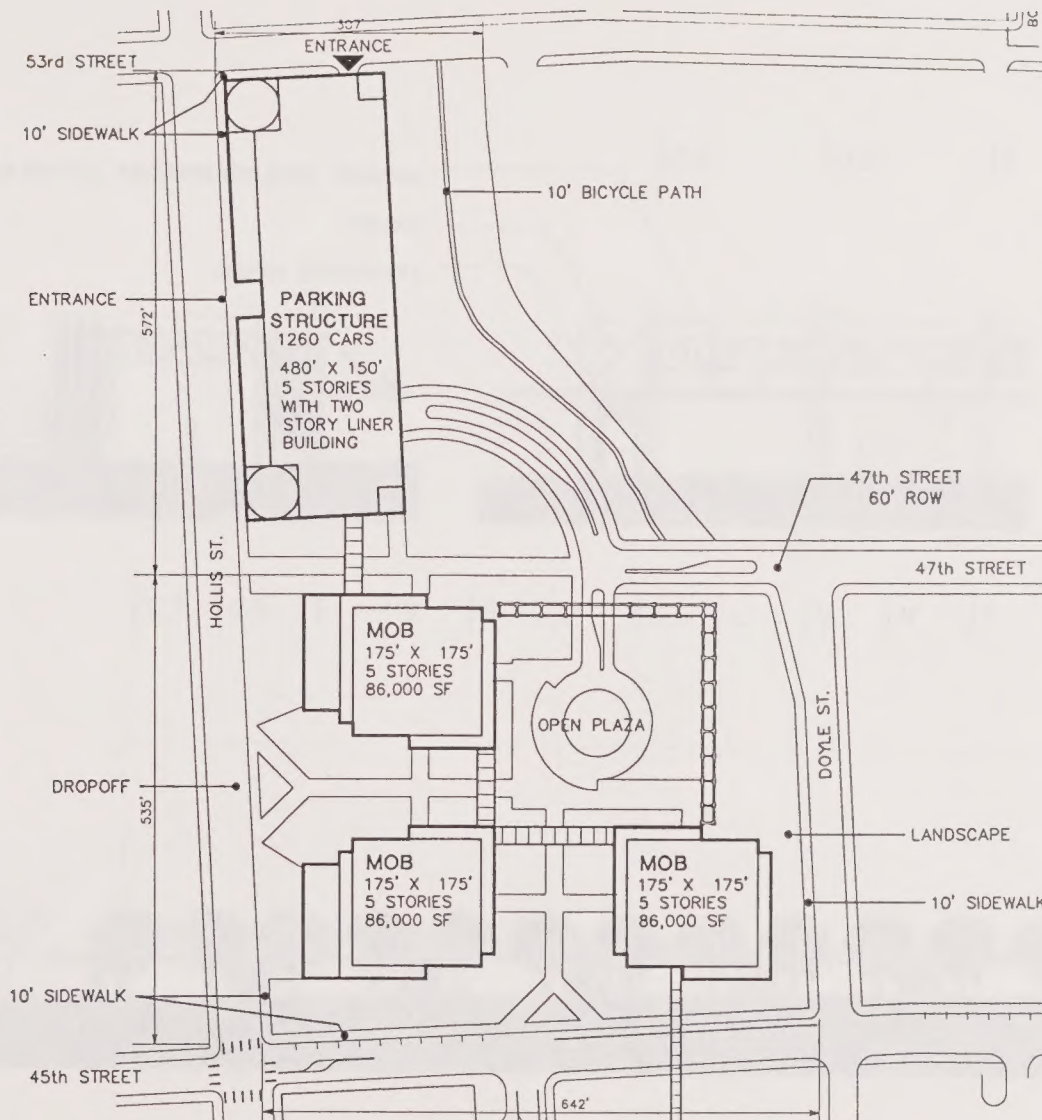
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SMP / DMJM
28 SEPTEMBER 1994





KARIBU PERMANENT MEDICAL CENTER - EMERGENCY
FLOOR PLAN - 1ST FLOOR
DATE: 10/1/88
BY: [illegible]
REVISION: 10/1/88



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

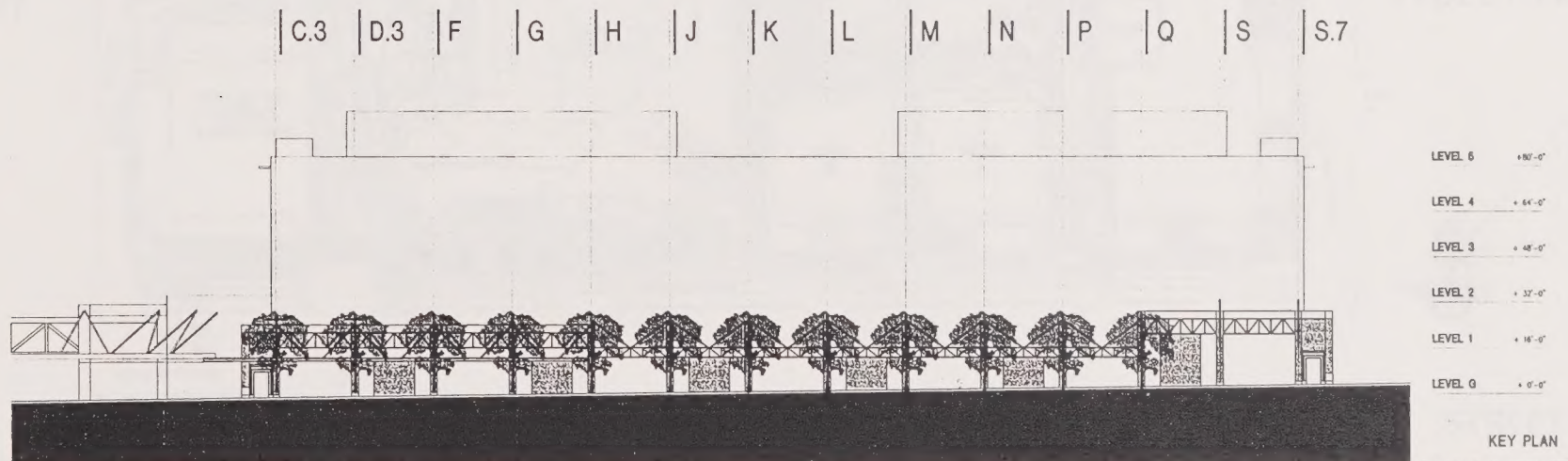
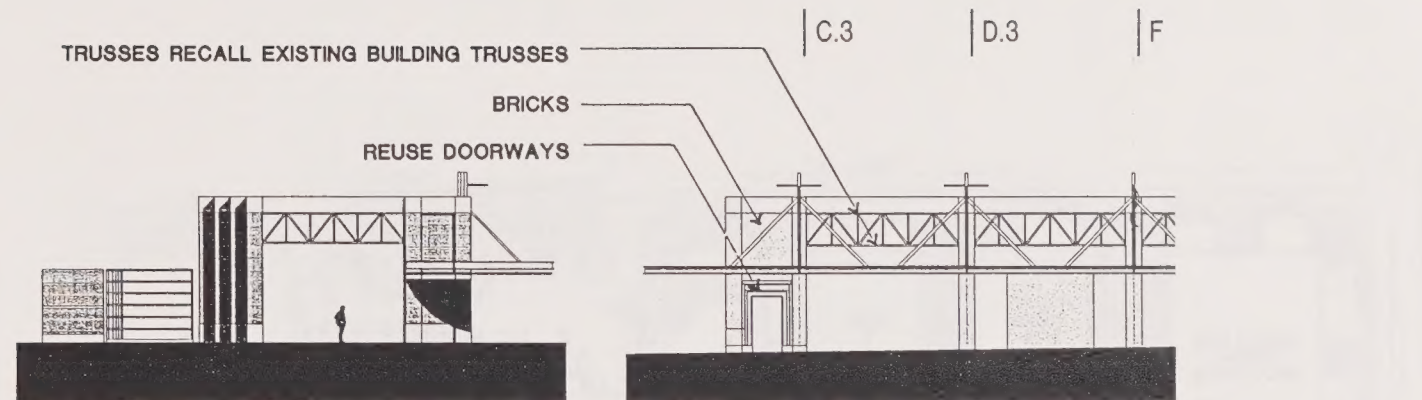
SITE PLAN - STREETS AND SIDEWALKS/ BUILDING SIZES

FUTURE PHASE

NOTE: ALL LOCATIONS AND DIMENSIONS ARE PRELIMINARY AND APPROXIMATE

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28 SEPTEMBER 1994

100' 50' 0 100' 300'



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

PRESERVATION OF DEL MONTE PLANT NO. 35 PHASE ONE

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26 SEPTEMBER 1994



FIG. 1



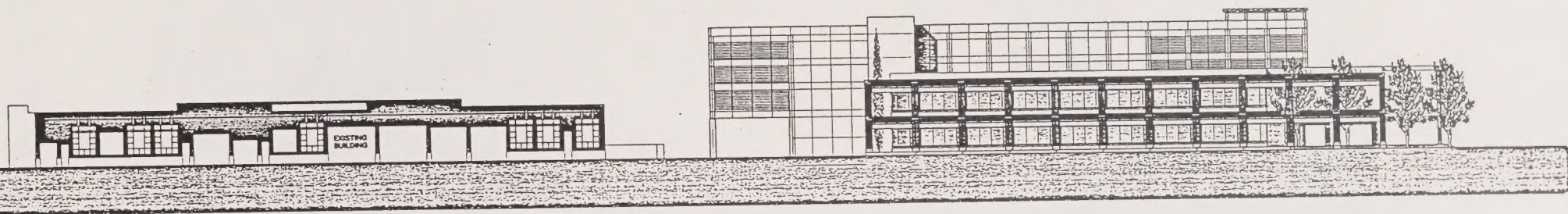
FIG. 2



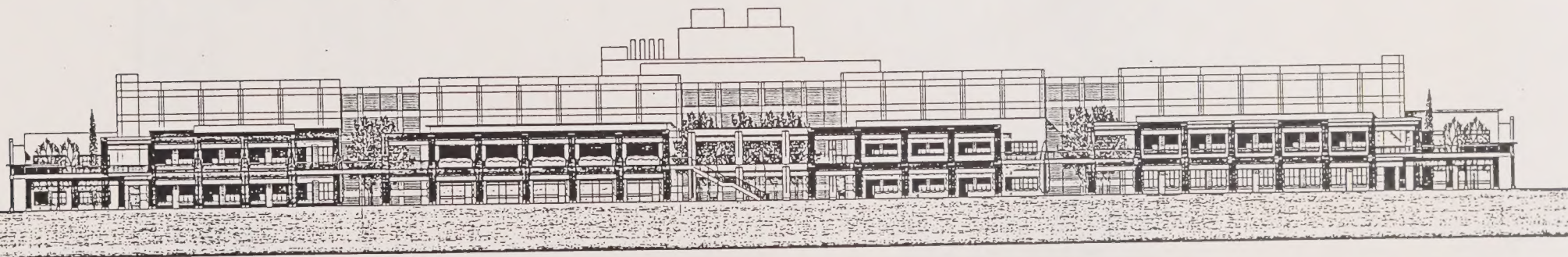
Kaiser Permanente Medical Center - Emeryville
Site 12-1000-0000
Page One



RAISED PERMANENT MEDICAL CENTER - BARTLETT
BARTLETT, MD
FLOOR PLAN
REVISION 1
DATE 10/1/88
BY [illegible]



HOLLIS STREET



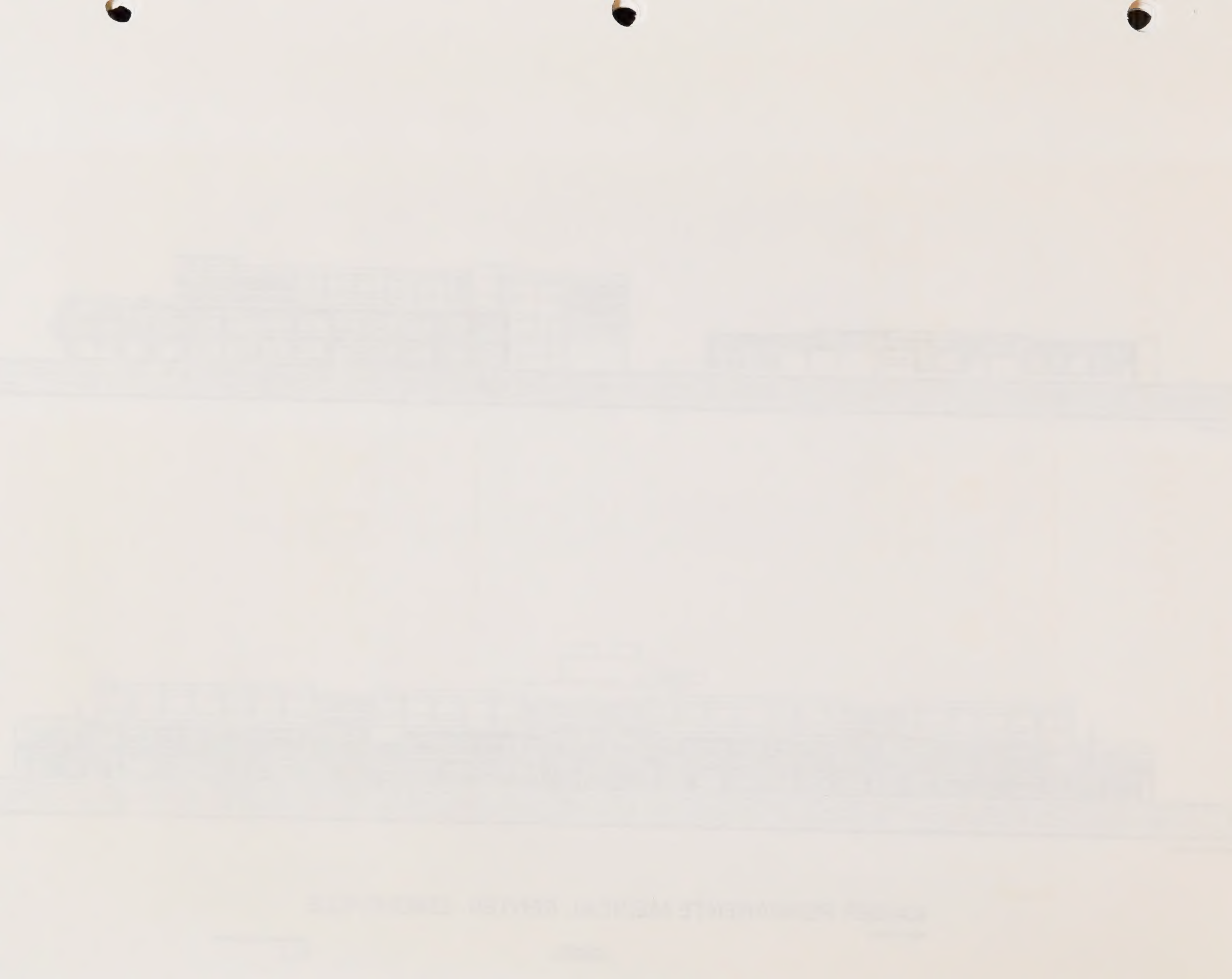
SAN PABLO AVENUE

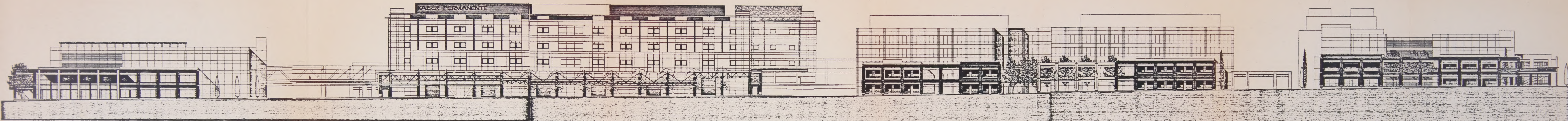
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

ELEVATIONS

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26 SEPTEMBER 1994

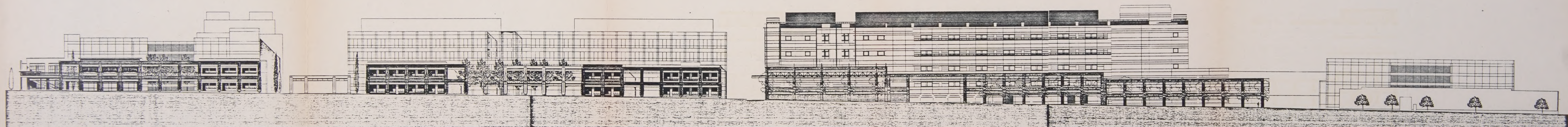
KEATING BLAIR JENNIFER NOTTET
10





PARK AVENUE ELEVATION

PARK AVENUE - EAST



45TH STREET - EAST

45TH STREET - MIDDLE

45TH STREET ELEVATION

45TH STREET - WEST

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
ELEVATIONS

SMP/DMJM
26 SEPTEMBER 1994

KEATING MAHJ JERROGAN BOTTET

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
ELEVATIONS

SMP/DMJM
26 SEPTEMBER 1994

KEATING MAHJ JERROGAN BOTTET

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
ELEVATIONS

SMP/DMJM
26 SEPTEMBER 1994

KEATING MAHJ JERROGAN BOTTET

WHEEL PERMANENT MEDICAL



KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

TYPICAL LINER BUILDING ELEVATION TYPE 1

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26 SEPTEMBER 1994

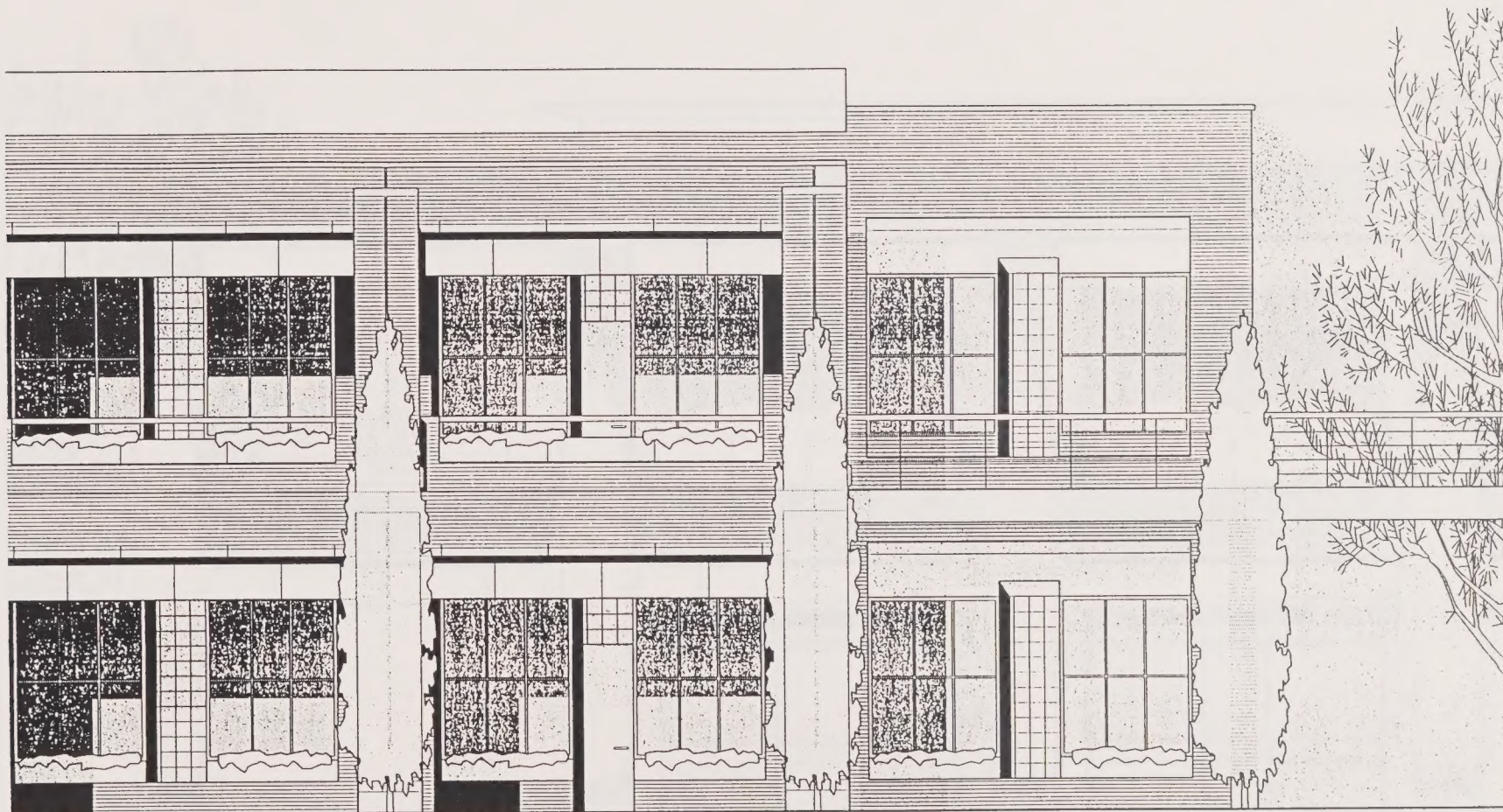
KEATING MANN JERNIGAN ROTTET

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KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

CONCEPT DESIGN - 1997



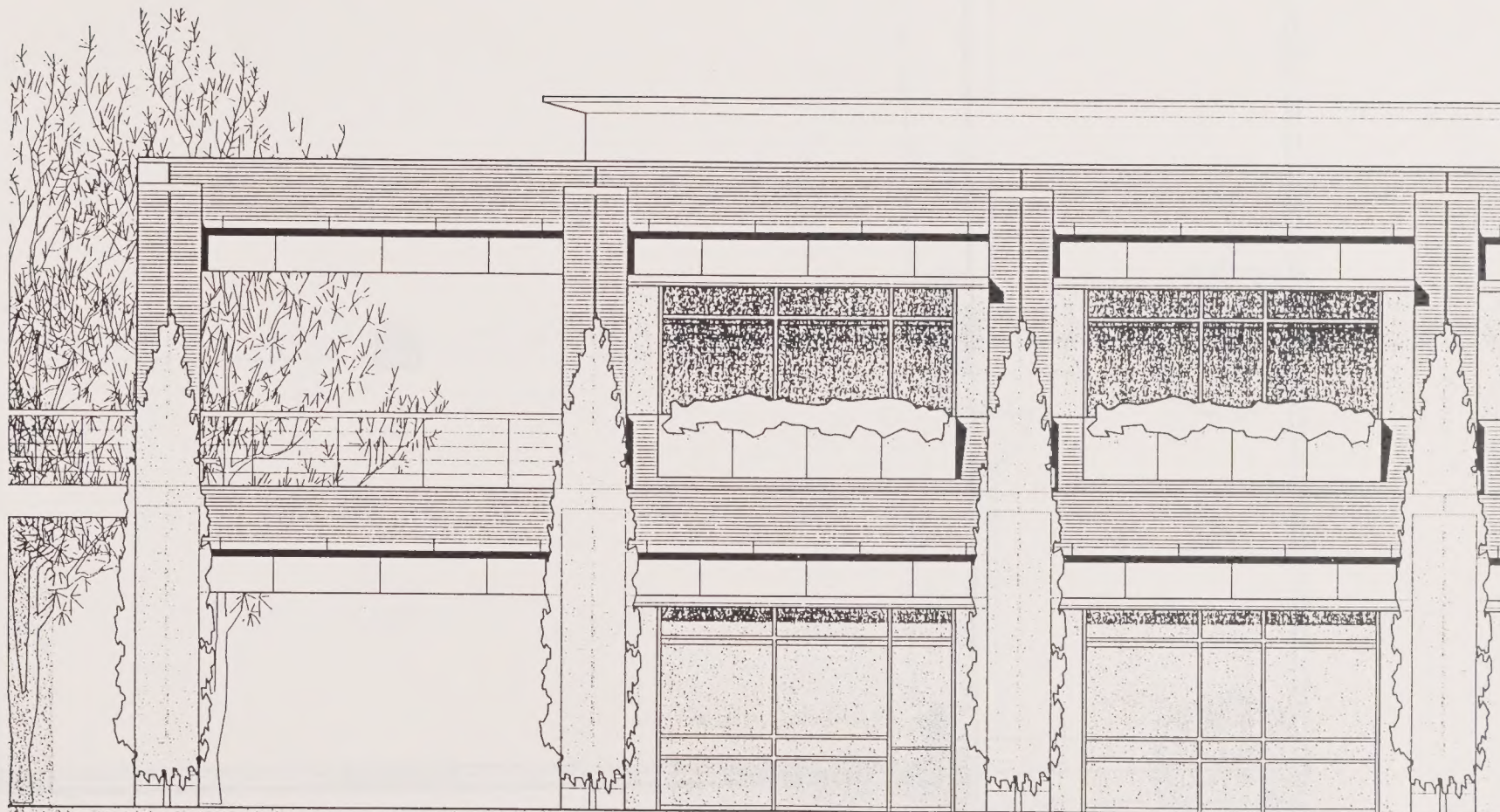
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

TYPICAL LINER BUILDING ELEVATION TYPE 2

SMP/DMJM
26 SEPTEMBER 1994

KEATING MANN JERNIGAN ROTTET

0 5 15 -22



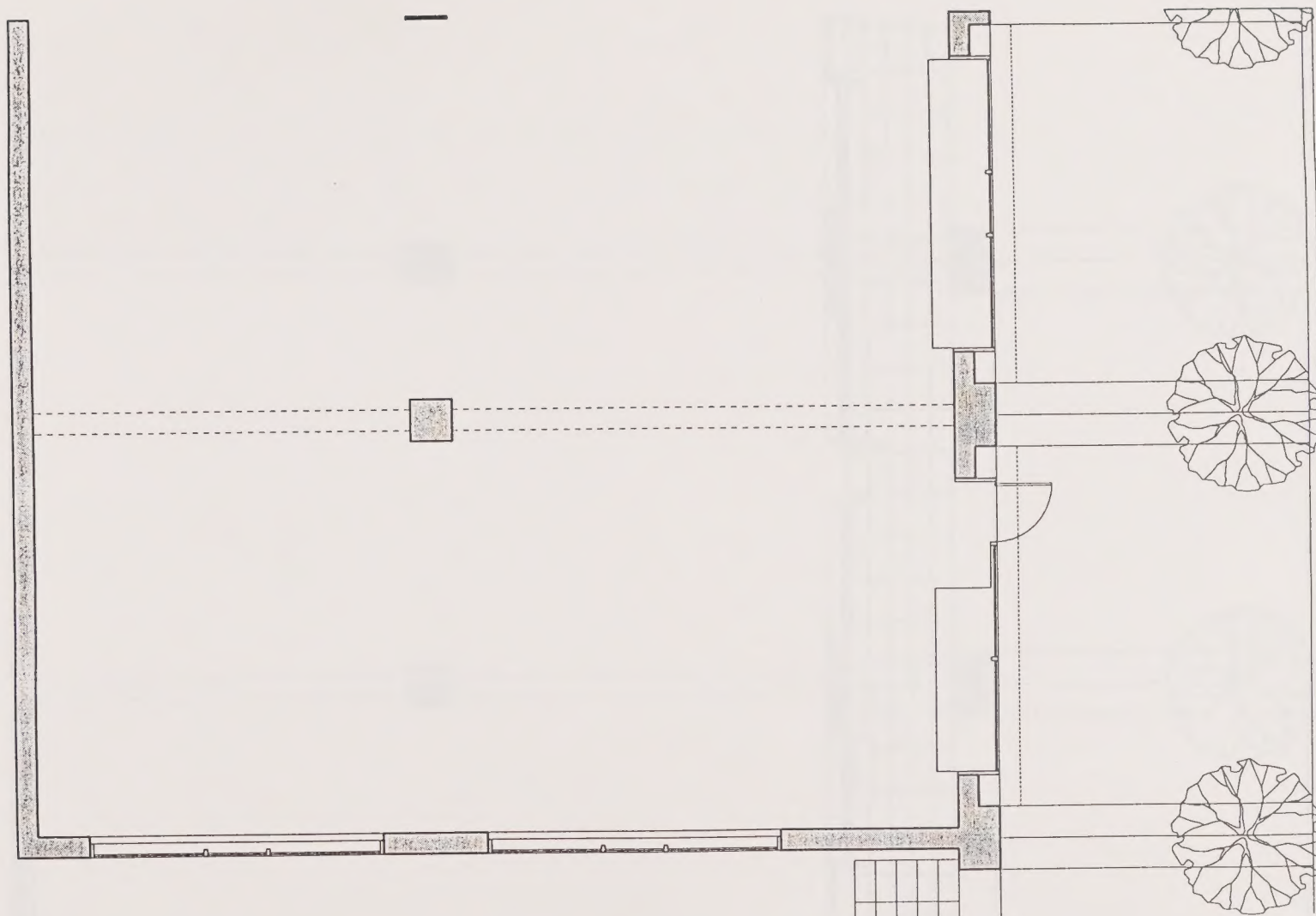
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

TYPICAL LINER BUILDING ELEVATION TYPE 3

SMP/DMJM
26 SEPTEMBER 1994

KEATING MANN JERNIGAN ROTTET

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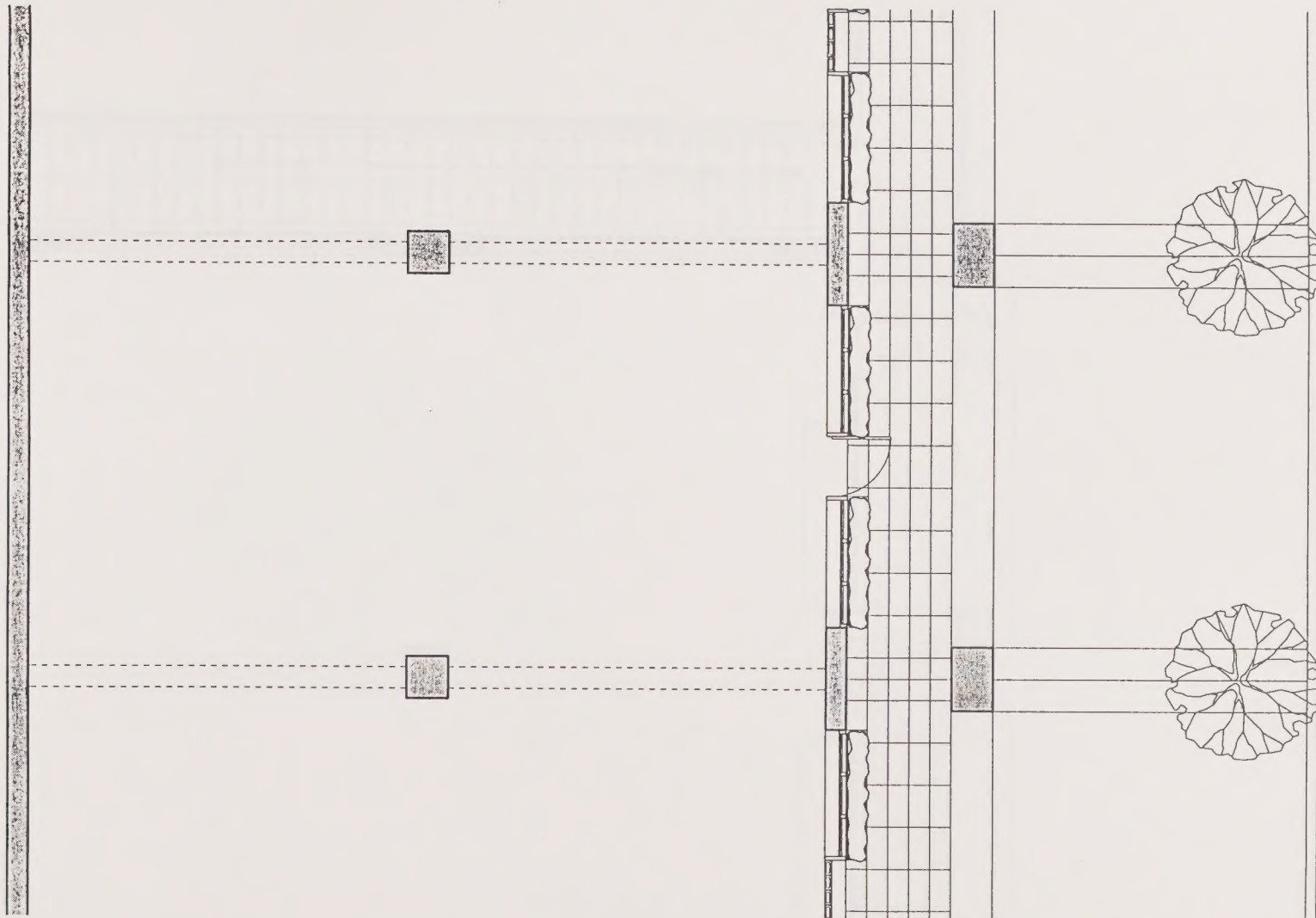


KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

TYPICAL RETAIL PLAN TYPE 1 - GROUND FLOOR

SMP/DMJM
26 SEPTEMBER 1994

KEATING MANN JERNIGAN ROTTET
0 5 15 -24



KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

TYPICAL RETAIL PLAN TYPE 2 - GROUND FLOOR

SMP/DMJM
26 SEPTEMBER 1994

KEATING MANN JERNIGAN ROTTET

0 5 15 -25-

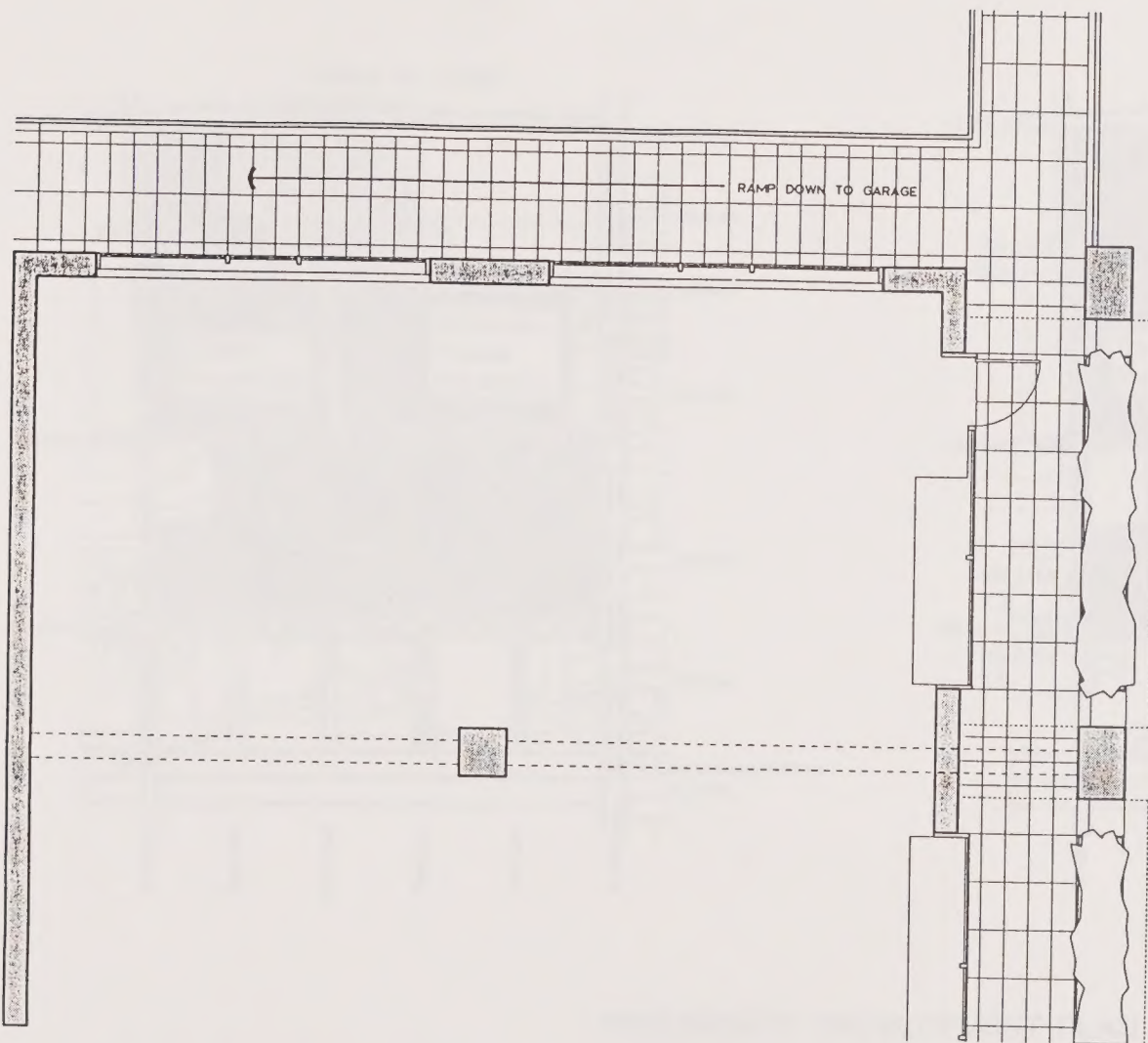


KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

Scale: 1/8" = 1'-0"

Architect: Kaiser Permanente

Project: Kaiser Permanente Medical Center - Emeryville



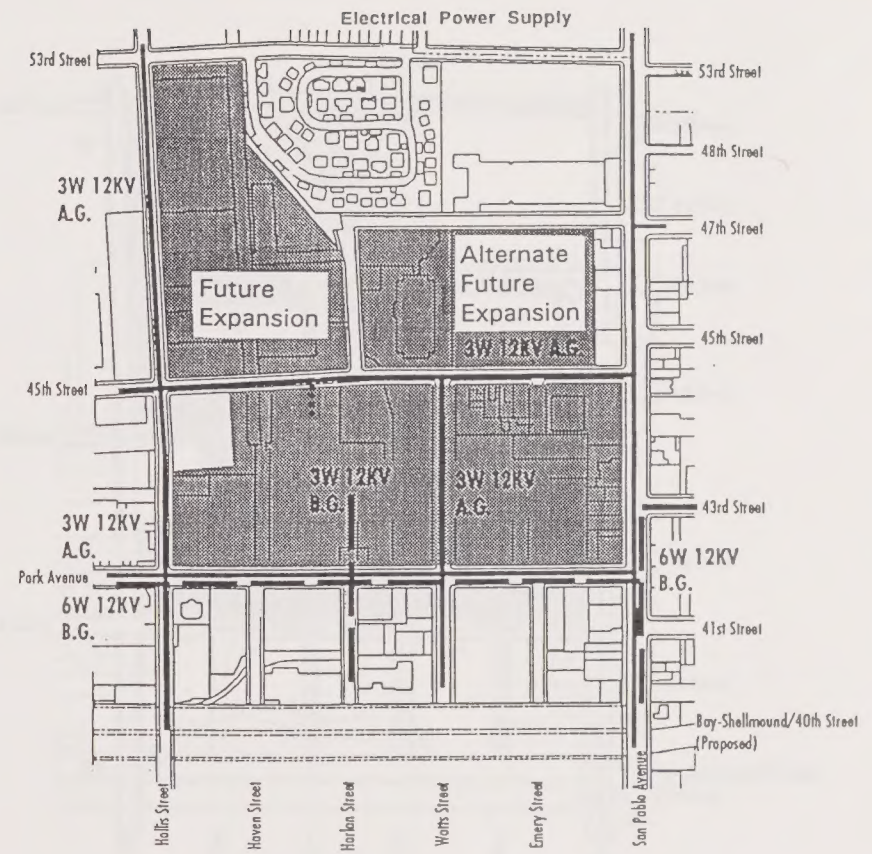
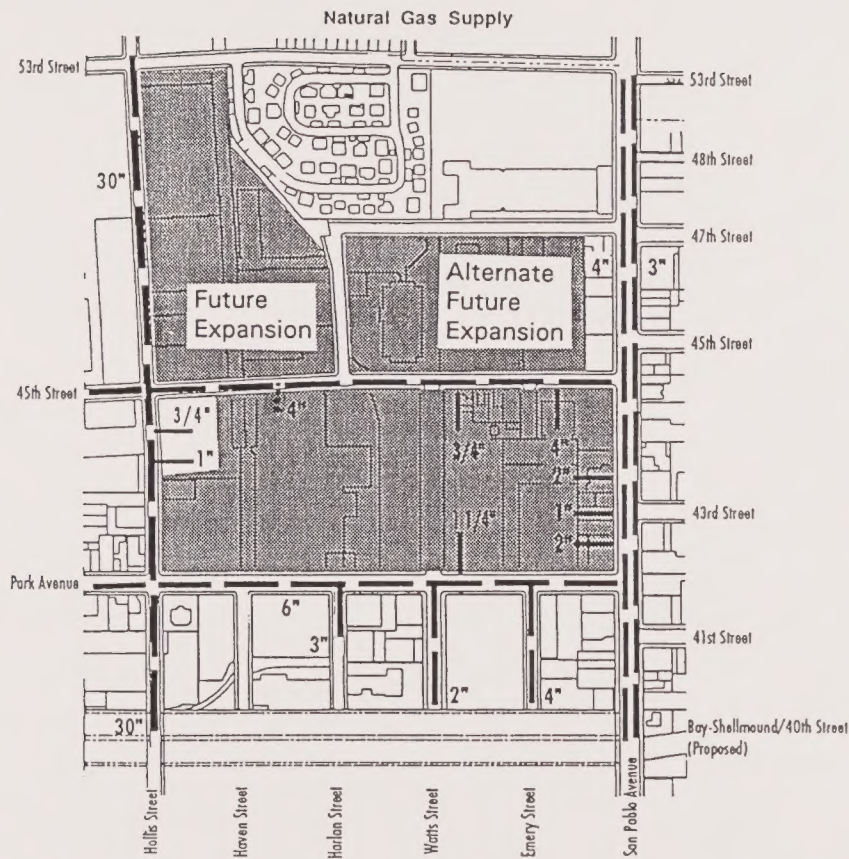
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

TYPICAL RETAIL PLAN TYPE 3 - SECOND FLOOR

SMP/DMJM
26 SEPTEMBER 1994

KEATING MANN JERNIGAN ROTTET

0 5 15 -26



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SITE PLAN - GAS AND ELECTRIC UTILITIES

PHASE ONE



SMP / DMJM
26 SEPTEMBER 1994

Existing Service Lines ————

New Service Lines and Connections



Kaiser Permanente Medical Center - Emeryville

Site Plan - 1st and 2nd Floors

Scale: 1/8" = 1'-0"

North Arrow

Legend

1. 1st Floor

2. 2nd Floor

3. 3rd Floor

4. 4th Floor

5. 5th Floor

6. 6th Floor

7. 7th Floor

8. 8th Floor

9. 9th Floor

10. 10th Floor

11. 11th Floor

12. 12th Floor

13. 13th Floor

14. 14th Floor

15. 15th Floor

16. 16th Floor

17. 17th Floor

18. 18th Floor

19. 19th Floor

20. 20th Floor

21. 21st Floor

22. 22nd Floor

23. 23rd Floor

24. 24th Floor

25. 25th Floor

26. 26th Floor

27. 27th Floor

28. 28th Floor

29. 29th Floor

30. 30th Floor

31. 31st Floor

32. 32nd Floor

33. 33rd Floor

34. 34th Floor

35. 35th Floor

36. 36th Floor

37. 37th Floor

38. 38th Floor

39. 39th Floor

40. 40th Floor

41. 41st Floor

42. 42nd Floor

43. 43rd Floor

44. 44th Floor

45. 45th Floor

46. 46th Floor

47. 47th Floor

48. 48th Floor

49. 49th Floor

50. 50th Floor

51. 51st Floor

52. 52nd Floor

53. 53rd Floor

54. 54th Floor

55. 55th Floor

56. 56th Floor

57. 57th Floor

58. 58th Floor

59. 59th Floor

60. 60th Floor

61. 61st Floor

62. 62nd Floor

63. 63rd Floor

64. 64th Floor

65. 65th Floor

66. 66th Floor

67. 67th Floor

68. 68th Floor

69. 69th Floor

70. 70th Floor

71. 71st Floor

72. 72nd Floor

73. 73rd Floor

74. 74th Floor

75. 75th Floor

76. 76th Floor

77. 77th Floor

78. 78th Floor

79. 79th Floor

80. 80th Floor

81. 81st Floor

82. 82nd Floor

83. 83rd Floor

84. 84th Floor

85. 85th Floor

86. 86th Floor

87. 87th Floor

88. 88th Floor

89. 89th Floor

90. 90th Floor

91. 91st Floor

92. 92nd Floor

93. 93rd Floor

94. 94th Floor

95. 95th Floor

96. 96th Floor

97. 97th Floor

98. 98th Floor

99. 99th Floor

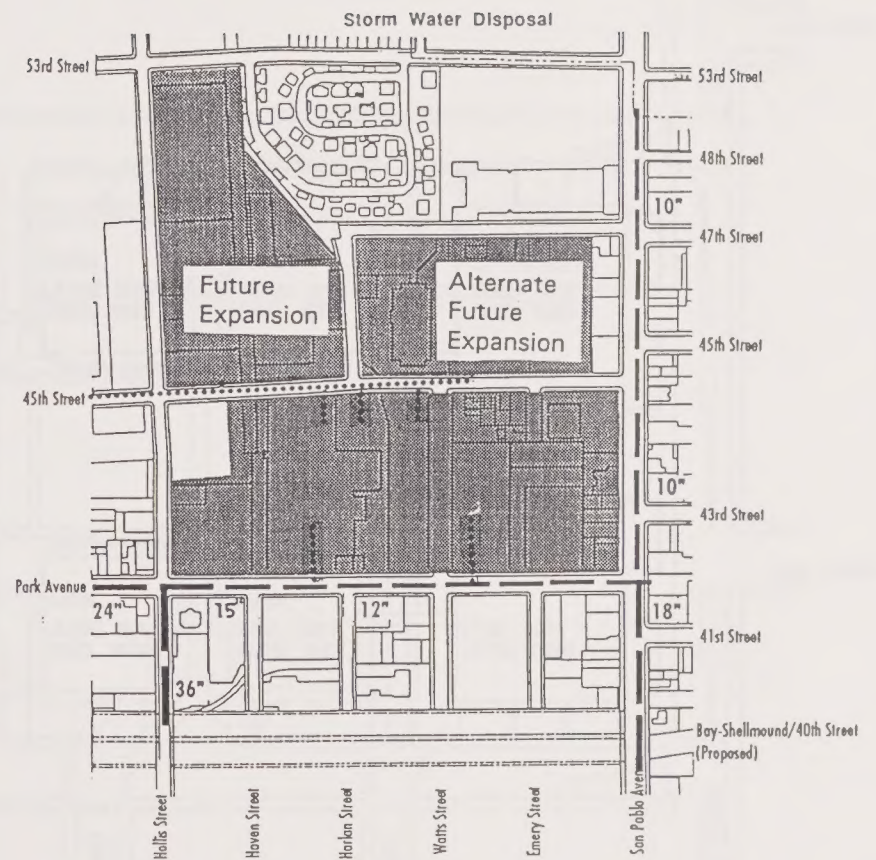
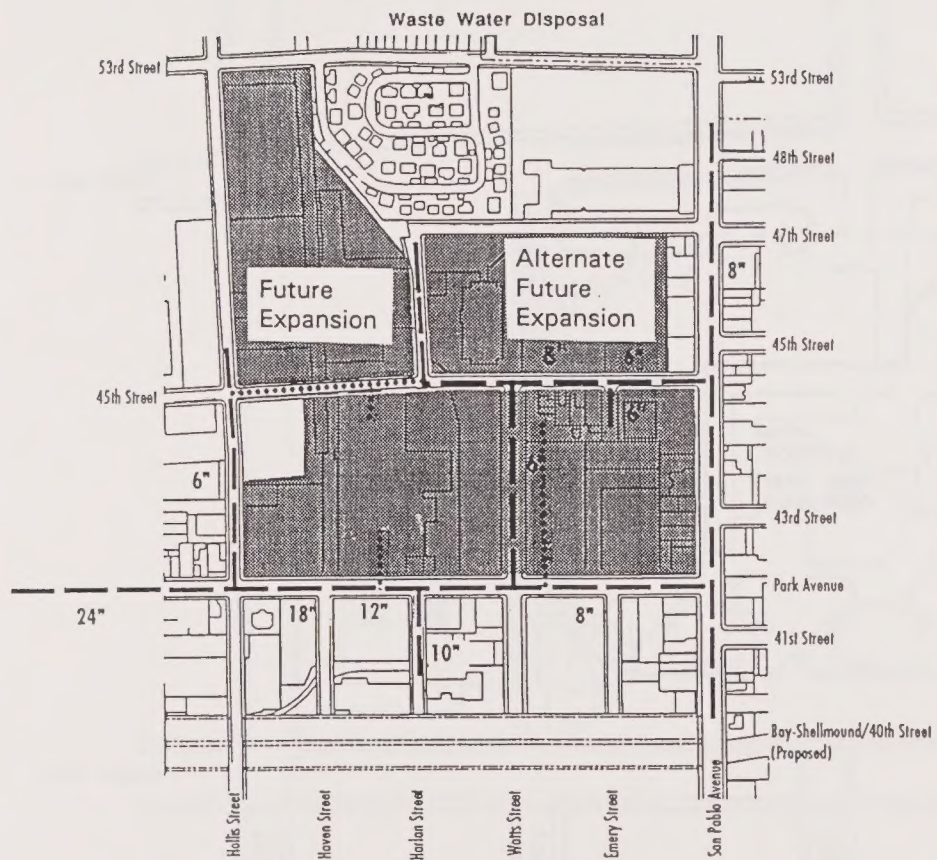
100. 100th Floor



WALTER REYNOLDS MEDICAL CENTER - EVERVILLE

ARCHITECT: JAMES E. STANLEY, JR., ARCHITECTS, P.C.

DATE: 10/1/98



PRELIMINARY DEVELOPMENT PLAN KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

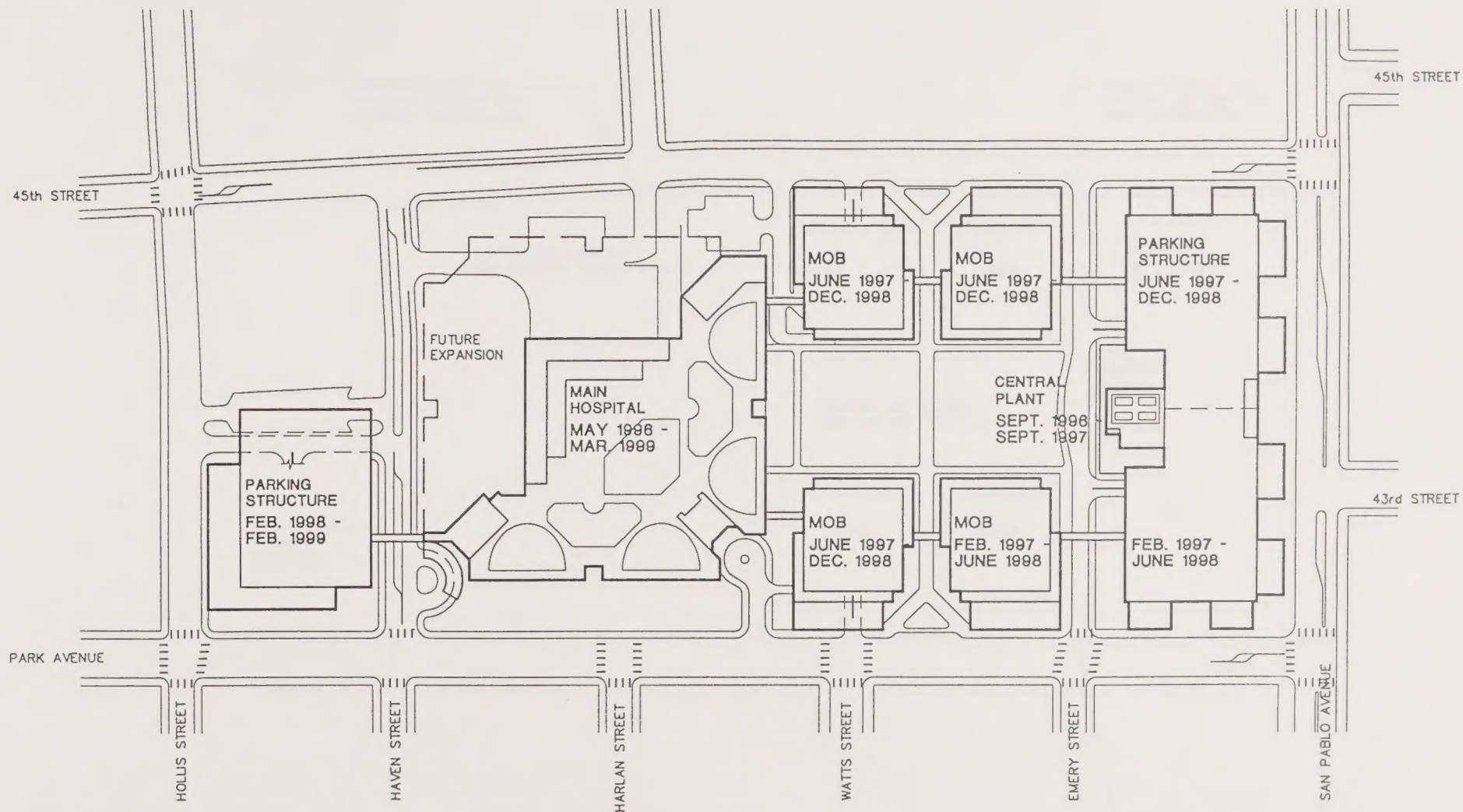
SITE PLAN - WASTE WATER AND STORM WATER UTILITIES

PHASE ONE



SMP / DMJM
26 SEPTEMBER 1994

Existing Service Lines ————
New Service Lines and Connections



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

PHASING OF CONSTRUCTION

PHASE ONE

N

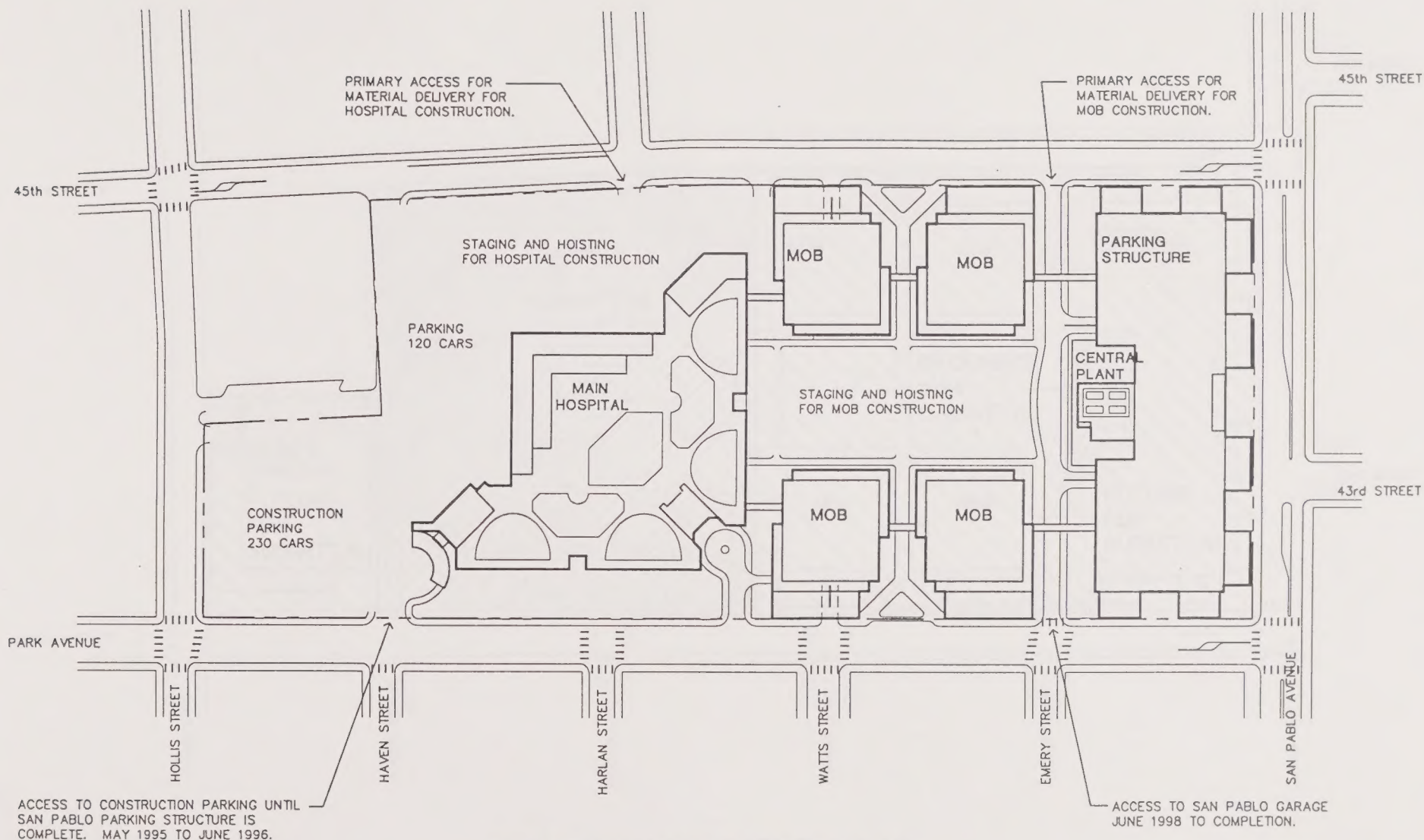
SMP / DMJM
26 SEPTEMBER 1994

100' 50' 0 100' 300'



KALDEN PERMANENTE MEDICAL CENTER - EMERYVILLE
FLOOR ONE
REVISIONS TO CONSTRUCTION

DATE: 10/1/88
BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]



PRELIMINARY DEVELOPMENT PLAN

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

SITE ACCESS DURING CONSTRUCTION

PHASE ONE

N

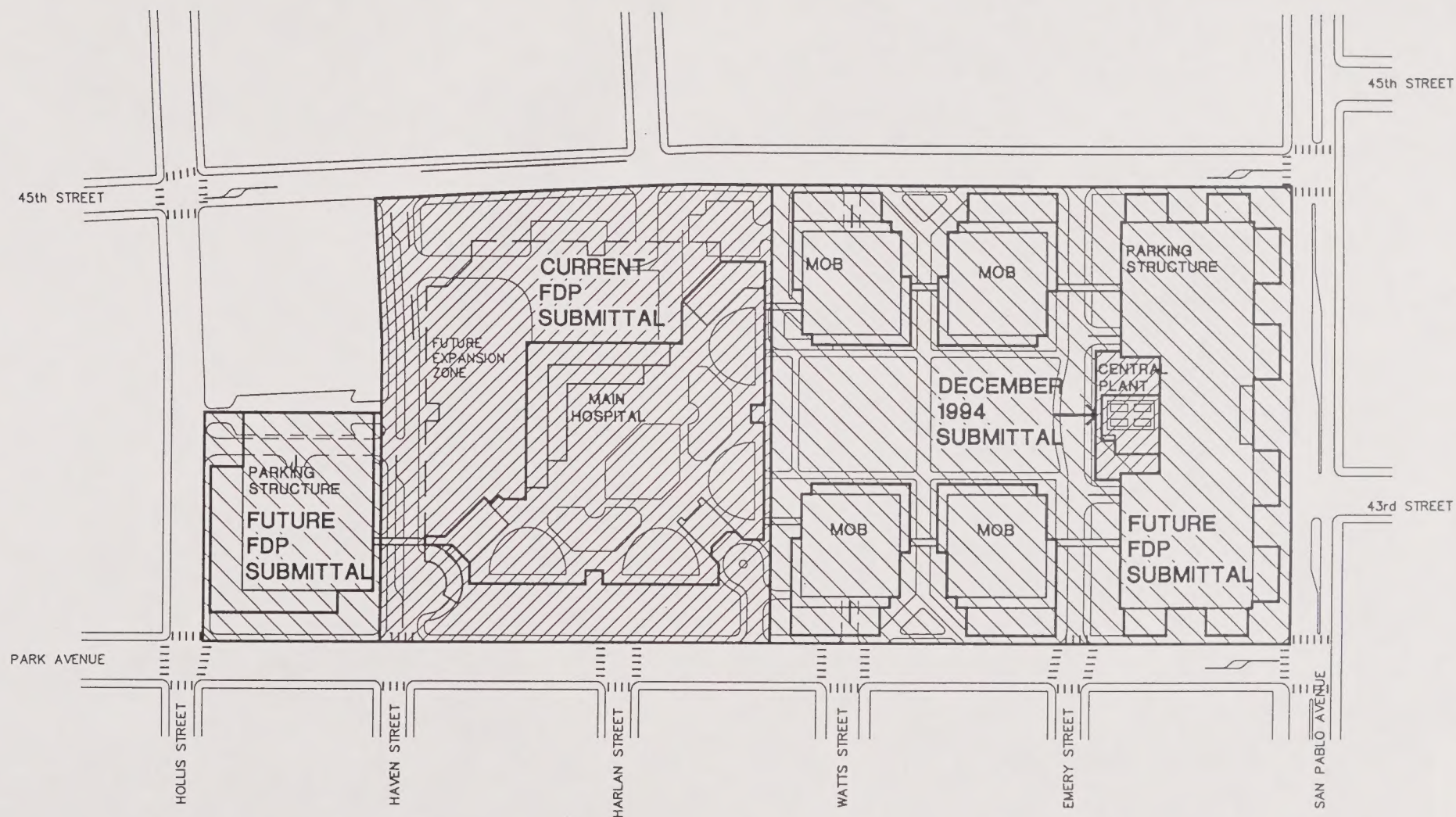
SMP / DMJM
26 SEPTEMBER 1994

100' 50' 0 100' 300'



KAISER PERMANENTE MEDICAL CENTER - BERRYVILLE
SITE ADDRESS: 10000 BERRYVILLE RD
THE HARTMAN GROUP, INC.

DATE: 10/1/00
DRAWN BY: J. HARTMAN



PRELIMINARY DEVELOPMENT PLAN

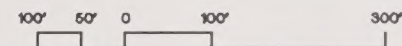
KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE

PHASING OF FDP SUBMITTALS

PHASE ONE



SMP / DMJM
26 SEPTEMBER 1994



U.C. BERKELEY LIBRARIES



0124914342

KAISER PERMANENTE MEDICAL CENTER - EMERYVILLE
FLOOR PLAN FOR THE SUBMITTAL
FLOOR PLAN FOR THE SUBMITTAL